



March 2, 2012

Scott Gibson, P.E.
Regional Transportation Commission
1105 Terminal Way, Ste. 108
Reno, NV 89502

**RE: Pyramid & McCarran Intersection Acquisition/Relocation Plan
Letter to Amend – Issues Related to Negative Equity & NDOT's
Temporary Waiver Program [of Title 49 CFR, 24.401(b)(1)]**

Dear Mr. Gibson:

This letter is in response to recent questions regarding the uncertainty surrounding the outstanding loans or negative equity mortgages for some of the homeowners residing in the proposed acquisition area of the Pyramid & McCarran Intersection Widening Project. Also, to discuss NDOT's Memorandum, dated October 13, 2011, which addresses NDOT's Policy on Granting a Temporary Waiver of Title 49 CFR, 24.401(b)(1), which also refers to negative equity position relative to current fair market values. (copy attached).

The Reno/Sparks residential market has experienced a significant change in median sale price over the past several years. According to the Washoe County Assessor's Office, the median residential sale price in Washoe County over the past six years has declined from \$370,000 in 2006 to \$159,900 in 2011. In 2006, there were 120 foreclosures in Washoe County. Over the past six years, the highest volume of foreclosures was 4,971 in 2009. The number of foreclosures has declined somewhat in 2011 to 4,479, which in part may be attributable to regulatory requirements and litigation.

While the median sale price has declined, the Reno/Sparks Association of Realtors has reported an increase in the volume of sales, and there appears to be some evidence of stabilization of prices as well as increasing demand, particularly in the lower price range. Given the supply of existing homes on the market, as well as the potential number of homes that will be brought into the market as a result of foreclosure, (the shadow market), it is anticipated that home prices will remain relatively soft into the foreseeable future.

As a result of declining home values, a significant number of residential properties have loan amounts in excess of their current market value. Some sources have reported that as much as 50% of the housing stock with mortgages in Washoe County may be "underwater". After reading an article in today's Reno Gazette-Journal, entitled "*Homes in Negative Equity Rise in 4Q*", (see copy attached), it appears that percentage has risen to 53 percent, with an estimated 50,083 homes with active mortgages had negative equity during the last three months of 2011.

The article continues by stating that with foreclosures slowing, and prices still slipping somewhat, more homes are pulled underwater. "In January, the median sales price in Washoe County was \$135,000, down 13 percent from December, according to the Reno/Sparks Association of Realtors. Sales were strong, however, at 436 units, up 20 percent from January. Nevada continues to lead the nation with 61 percent of mortgaged properties underwater."

It would be necessary to research through a title company or the records of the Washoe County Recorder's Office within the subject acquisition area, to determine the actual number of parcels currently encumbered by deeds of trust and obtain approximate amounts of the balances due. This data could then be compared to the Acquisition/Relocation Plan (market study) to assess the approximate number of properties that potentially have loan amounts in excess of the current market value. However, this latest news article supports an estimate of 53 percent of Reno-Sparks home owners with negative equity in the first quarter of 2012.

According to the attached memo, NDOT's Temporary Waiver Program has only been extended through December 31, 2012. (Note: to be eligible for the Waiver Program, an owner must be current on his mortgage payment.) It may be prudent for the Regional Transportation Commission (RTC) to proceed with advanced acquisitions on this project, or at the least, to request that NDOT consider another extension of the program beyond 2012. With an advanced acquisition program, the RTC would also need to create a policy of how to handle the early acquisitions. One possibility would be to allow the property owners to remain in the homes after they have been purchased. A month-to-month rental agreement would be instrumental in determining the terms under which they may remain on the property, including establishing a rent amount to be paid to the RTC, if required. (Fair market rent can be determined by the appraiser.) It is recommended that the rental agreement be included in the purchase documents, setting up a landlord/tenant arrangement prior to the close of escrow on the subject property. The RTC should also consider utilizing the services of a property management firm to handle the day-to-day issues that arise on rental properties.

On page 106 of PSI's Acquisition/Relocation Plan, dated July 26, 2011, (copy of page attached), PSI addressed some of the relocation issues that need to be considered for an owner who has negative equity in his home, and therefore would not be eligible for a Purchase Price Differential. This could cause previous homeowners to become tenants.

Reese Perkins of Johnson-Perkins & Associates provided some of the initial market data provided above, in addition to comments taken from the Reno/Sparks Association of Realtors. It appears the percentage of negative equity mortgages in the Reno/Sparks area has increased to 53 percent and may continued to rise.

Respectfully submitted,



Patty Paulson, SR/WA
President

Attachments: NDOT MEMO Policy on Granting Temporary Waiver
RGJ Business Article: Homes in Negative Equity Rise in 4Q (03-02-12)
PSI's Acquisition/Relocation Plan, page 106

Cc: Steve Cooke
NDOT Environmental Services Chief
Andrea Reeves Engelman,
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MEMORANDUM

October 13, 2011

TO: Right-of-Way Division Employees

FROM: Paul A. Saucedo, Chief Right-of-Way Agent *PA*

SUBJECT: **Policy on Granting a Temporary Waiver of Title 49 CFR § 24.401(b)(1)
Negative Equity Program**

Due to the economic downturn, some homeowners are in a negative equity position relative to current fair market values. Some of our projects require the acquisition of single family residences, which may have the potential of creating a hardship for the property owner. To address this issue, the Federal Highway Administration implemented a Temporary Programmatic Waiver of Title 49 CFR § 24.401(b)(1) - Calculation of Replacement Housing Payment for Negative Equity Program dated April 7, 2009 and extended to December 31, 2012. NDOT recently received approval from FHWA to utilize this Waiver program. This memo is your notification that this policy is now in place. The procedure outlined herein will be in effect for the life of the Waiver program.

When reviewing an acquisition package, the agent will have information indicating mortgage debt held against the property. The agent will compare this information against the set just compensation for the subject property. If evidence indicates the property owner is in a negative equity situation, the agent will prepare and include in the offer package, the Request for Waiver Form (546A). The agent will interview the property owner to gain all necessary information needed to complete the form and will collect documentation verifying the owner's eligibility for the Waiver program. Once the signed form and documentation has been received, the agent will follow the Administrative Settlement process in accordance with the Right-of-Way Manual Procedure 5.418.

If the property is not eligible for the Programmatic Waiver, notify your supervisor. Ask the property owner for a written explanation and supporting documentation for their particular situation. The Department will work with the property owner on a case-by-case basis to determine if it is in the State's best interest to pursue an Administrative Settlement using State funds.

pas/rm/dc
Attachment



March 1, 2012

Homes in negative equity rise in 4Q 2011Homes lose equity in 4Q

622 more homes in Reno-Sparks slide underwater from 3rd quarter

Jason Hidalgo
jhidalgo@rgj.com

The number of underwater homeowners in Reno-Sparks rose in the fourth quarter of 2011, as falling median prices and foreclosure delays continued to leave their mark.

An estimated 50,083 homes with an active mortgage in Reno-Sparks had negative equity during the last three months of 2011 — up from 49,461 the previous quarter, according to national data tracker CoreLogic.

The percentage of upside-down homes with an active mortgage also rose to 53 percent from 52.2 percent.

The increase in homes with negative equity comes as no surprise given the ongoing drop in median sales price and the decline in notice of default filings because of the stricter foreclosure requirements brought about by Assembly Bill 284, said Brian Kaiser, a housing and real estate analyst with the University of Nevada, Reno's Center for Regional Studies.

"When homes enter foreclosure, they are essentially removed from the pool of underwater mortgages," Kaiser said. "In this case, we're seeing more of a double whammy. Foreclosures are slowing, and prices are still slipping somewhat, which pulls more homes underwater."

Home sales strong

In January, the median sales price in Washoe County was \$135,000, down 13 percent from December, according to the Reno/Sparks Association of Realtors. Sales were strong, however, at 436 units, up 20 percent from January.

Meanwhile, 4.5 percent of homes with an active mortgage in Reno-Sparks — equal to 4,240 residential properties — were considered to be near negative equity by CoreLogic.

The percentage is down from the 4.7 percent seen in the previous quarter.

Nevada continued to lead the nation with 61 percent of mortgaged properties underwater.

The next closest state was Arizona, which posted a negative equity rate of 48 percent.

Preliminary Relocation Benefits Cost Estimates

Residential Relocation Benefits Cost Estimate:

The data supplied by the client identifies sixty-eight (68) residential properties that may be affected by the proposed project. The Market Analysis included in this report and prepared by Johnson-Perkins & Associates, identifies an estimate of current market values that may be less than the amount required to pay off first and second mortgages on some of those affected parcels. The Reno/Sparks real estate market currently is experiencing a high rate of foreclosure and short sales resulting in a step reduction in market pricing for single family residential property. Although the local market conditions may change in a positive direction by the time a project is begun, with this being a possibility, it is recommended that the RTC establish a policy to define the methodology to be used to satisfy the loan payoff amount for the mortgage(s) to obtain clear title when the current appraised value is determined to be less than the amount owed by the property owner to a lender. In addition, this particular situation would cause a homeowner to not be eligible for a *Purchase Price Differential Payment*, a supplement relocation payment allowed under the Uniform Relocation Assistance & Real Property Acquisition Policies Act, as amended, (URA). The *Purchase Price Differential Payment* is designed to assist a property owner in replacing the home purchased by the agency with a comparable replacement property, as required by the URA. On a case-by-case basis, it may be prudent for the RTC to also consider an alternative method to provide the option for a homeowner to have the ability to consider affordable home ownership and not to have to become a tenant due to a zero equity balance after the loan payoff. Options for continued home ownership will be dependent upon current federal loan programs and programs administered under the federal Housing and Urban Development (HUD). The policy should be in place prior to the start of the initiation of negotiations with the eligible property owners identified at the time of the start of the project property acquisition phase.

The following are estimates of possible relocation benefits assuming that all property owners receive the full amount of the Purchase Price Differential Payment, that Moving & Related Expenses Benefits are based on the Uniform Relocation Assistance & Real Property Acquisition Policies Act, as amended, based on the *Fixed Residential Moving Cost Schedule*, State of Nevada, (2008 – most current) and based on the size of houses in each group as defined in the Market Analysis section, Single Family Residences (SFR) Physical Characteristics, Group 1 to 4. Although it is assumed that some properties are occupied by tenants, without the benefit of personal interviews, the data to support this assumption is not known at this time and therefore is not included in this estimate. It would be useful to prepare a revised relocation benefits cost estimate once personal interviews are completed and data is collected related to owner occupied versus tenant occupied dwellings. Those dwellings occupied by tenants would have two separate

REGIONAL TRANSPORTATION COMMISSION



PYRAMID WAY & McCARRAN BLVD INTERSECTION IMPROVEMENT EIS ACQUISITION/RELOCATION PLAN

Prepared by Property Specialists, Inc.,
in association with Johnson-Perkins & Associates,
for the RTC Board of Commissioners

07/26/2011



An inventory of the parcels that may be acquired for the proposed right-of way improvements has been completed to assess replacement property and relocation benefit needs in accordance with Federal and State regulatory requirements. Data collected will be used to provide advisory services to interested parties to assure fair and equitable treatment for the residential and business community.

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Introduction

The planning and construction for this project is a joint effort of the Federal Highway Administration (FHWA), Nevada Department of Transportation (NDOT), and the Regional Transportation Commission of Washoe County (RTC).

The RTC has three distinct projects in the Pyramid Way Corridor. An Environmental Impact Statement (EIS) is being prepared to evaluate the impacts on the natural and human environment within the project limits of the proposed improvements for the Pyramid Way and McCarran Boulevard intersection.

The RTC initially analyzed 16 alternatives and has selected three of the alternatives for further analysis as well as the "no action" alternative. This relocation plan will be utilized to provide guidance for the acquisition of residential and commercial properties that are within the footprint of the right-of-way (ROW) improvements of the remaining project alternatives.

To alleviate traffic congestion and improve safety, the proposed ROW improvements will require the purchase of property to meet NDOT highway standards. The acquisition of property will displace residents, commercial and non-profit businesses that will require replacement property beyond the limits of the project. A survey of available residential dwellings, commercial and non-profit business properties has been completed to determine the availability of replacement property, the effect to public services, changes in business and economic activities, and any indirect effects caused by the shift of the residents to new neighborhoods.

Project Boundary Limits

The project area is bounded on the north and east by McCarran Boulevard, on the south by Interstate 80, and to the west by the City of Sparks city limits. This plan is based on Alternative 1 of the environmental review being prepared by Parsons, on behalf of the RTC for the proposed improvements for the Pyramid Way and McCarran Boulevard intersection.

Incorporated with this plan is a statistical analysis report that covers the local neighborhood area within the limits of Alternative 1. The market analysis prepared by Johnson-Perkins and Associates¹ has been completed to evaluate the neighborhood properties under consideration for acquisition.

Relocation Plan Purpose

The regulatory guidance set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) Section 205(a), establishes criteria for

¹ Market Analysis of Pyramid Way and McCarran Boulevard Widening Project Sparks, Washoe County, Nevada, Johnson-Perkins and Associates Inc., dated July 15, 2011

property acquisition and relocation benefit impacts and has been referenced for planning purposes. The criteria contained in Nevada Revised Statutes Section 342 also provide guidance that is applicable to this relocation study. This relocation plan is intended for use in the preliminary planning for the orderly acquisition of property and identification of relocation assistance needs of the community within the project limits.

Preliminary survey work has been conducted to help clarify impacts to the community and identify special needs that may result from the relocation of the neighborhood residents within the project limits. This relocation plan has been performed to survey the following:

- Estimate the number of households to be displaced;
- Survey of the local real estate market within a reasonable distance of the project limits to locate homes within the price range and rental values of the displaced households. An estimate of the number of comparable replacement residential dwellings based on the known household characteristics without actually interviewing those affected, and financial means will be compiled;
- Estimate the number, type and size of the affected businesses, and non-profit organizations to be displaced, including an approximate number of employees who may be affected.
- Estimate the number of replacement business sites taking into consideration the unique characteristics of each displaced business. Planning procedures for complex or lengthy moving processes will be developed to reduce the impact to ongoing business activity. An analysis of the financial means of each business enterprise will be conducted early in the relocation process to determine if alternative relocation sites are available. The analysis will be conducted to identify issues and develop possible solutions to facilitate the reduction of time needed to reestablish the business.
- Consider any special relocation advisory services that may be necessary from the RTC or the other cooperating agencies.

Relocation Plan Policy and Objectives

Project Notices and Manner of Notification:

The RTC will implement a policy that is in accordance with 49 Code of Federal Regulations (CFR) Part 24, Subpart A -General, ¶ 24.5, Manner of Notices

The RTC will provide property owners and all tenants of the properties to be acquired with written notices by certified or first class mail, return receipt requested. An authorized representative of the RTC will make a good faith effort for an in-person delivery of a *General*

*Information Notice*² advisory letter. Otherwise, all notices must be sent via certified mail return – receipt requested.

An additional notification advisory letter, *Notice of Relocation Eligibility*³, will be made covering relocation benefits and the timing for filing claims and request for relocation assistance.

Each lawful occupant of a parcel that is purchased by the RTC must be given written notice to vacate the property. A displaced person identified by the project manager as owner/occupant or tenant will be given a written *90-Day Notice to Vacant*⁴ letter upon completion of the purchase of the property acquired by the RTC. A *30-Day Notice to Vacant* letter will be delivered, (if necessary), in advance of the vacate date given the displaced person in the *90-Day Notice to Vacant* letter.

A record of document(s) delivered will be maintained by the RTC or its designated representative.

Record Keeping and Reports:

The RTC will abide by the regulatory requirements for record keeping as specified by 49 CFR Part 24, Subpart A -General, ¶ 24.9.

All records and personal information collected in connection with the planning and implementation of the project will be kept in accordance with the RTC's Public Records requirements. Personal information documents will be identified and maintained as confidential records in accordance with privacy act regulations to restrict their use for verification of claims for reimbursement for property acquisition and relocation benefit payments. Project records not so restricted will be reviewed and maintained for use as public information, unless applicable law provides otherwise.

Advisory Assistance Policy:

Due to the fact that each property is unique, individual interviews with the property owners and business tenants will be conducted prior to the delivery of a written offer to purchase property to determine any special issues of concern and to identify and resolve any problems that may require special services to achieve fair and equitable treatment of the displaced persons affected by the project. Interviews will be scheduled (to be conducted by trained specialists) with the owner/occupants and tenants on an individual basis to explain the program benefits offered by

² 49 CFR Part 24, Subpart C, ¶24.203 (a) provides the form and content of the notice letter

³ 49 CFR Part 24, Subpart C, ¶24.203 (b) provides the form and content of the notice letter

⁴ 49 CFR Part 24, Subpart C, ¶24.203 (c) provides the form and content of the notice letter

the RTC. A brochure explaining real and personal property rights for the acquisition of property prepared by the NDOT is included as part of this plan. An additional brochure prepared by the NDOT explaining relocation benefits for displaced persons who have a legal possessory interest in the parcels to be acquired is also included in this plan. Web site information will also be made available to displaced persons to increase information services and to aid in the understanding of the property rights and benefits afforded by the RTC's plan.

Appeals:

An appeal process will be established prior to the start date for this project as part of the implementation of the plan in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA) Subpart A -General, ¶ 24.10.

No eligible displaced person will be reasonably denied payment of a claim filed with the RTC without the benefit of a written explanation of the reason(s) for a denial of payment in full or in part by the authorized representative of the RTC. A displaced person will be given advisory assistance and information concerning the RTC's appeal procedures in the event the aggrieved person believes that an appeal is necessary. The advisory assistance for an appeal for payment will be at no charge to the claimant. A person has a right to be represented by legal counsel or other representative in connection with his or her appeal, but solely at the person's expense.

Plan Objectives - Real Property Survey and Displaced Person Interviews:

This relocation plan includes current fieldwork performed to update previous survey data and provide current information for the following:

- Confirm the estimate of the number, type and size of the affected households and businesses to be displaced, including an approximate number of employees who may be affected.
- Survey of the local real estate market within a reasonable distance of the project limits to locate replacement residential and commercial properties within the price range and rental values of the displaced households and businesses. *Note that the URA allows for reimbursement of moving personal property up to a distance of fifty (50) miles from the acquired property. A grid search pattern will be used to investigate commercial and residential property within the limits of the City of Sparks expanding outward from the project area to the neighboring cities of Reno and Spanish Springs if necessary to meet the financial means of the displaced business and residential property owners.*
- Prepare a reasonable estimate of a number of replacement dwellings and business sites for each acquired property, taking into consideration the unique characteristics of each displaced business owner/occupant and/or tenant leaseholds. Planning procedures for complex or lengthy moving processes will be developed to reduce the impact to ongoing

business activity. An analysis of the financial means of each business enterprise will be conducted early in the relocation process to determine if alternative relocation sites are available. The analysis will be conducted to identify issues and develop possible solutions to facilitate the reduction of time needed to reestablish the business.

- Explain to each displaced party in writing and by in-person interviews the reimbursement benefits and claims procedures. Each displaced person will be given information to explain the reimbursement option for an "In-lieu" payment claim should the displaced business decide to discontinue business operations and not reestablish operations within the time limits allowed for claiming moving and other related benefits covered by the URA.
- Define any special circumstances that may require additional lead-time to complete relocation activities; i.e. reestablishment of heavy equipment, stock piles of bulk materials, disabilities.

Summary tables of the data collected will be prepared to implement the plan in a timely and orderly manner and prepare a project budget to assure funds are available to reimburse claims for relocation benefits and the purchase of property. To monitor plan performance delivery of status update records will be prepared and maintained to document written property acquisition offers and acceptance, notices for property purchases, relocation benefit claims, notices to vacate property, and related project correspondence for each displaced person of record.

Public Utilities/Tax Assessments/Fees

NV Energy - Electrical power and natural gas

The acquisition of property within the project limits will require electrical and gas service connections to be terminated at all properties. The displacement of the households is not anticipated to create any adverse affects to the electrical and gas systems as new service connections will be made at existing replacement properties. The exact replacement property locations cannot be determined at this time. Relocation benefits for rental property tenants will include an estimate of the monthly charges as a factor for the selection of replacement dwelling options.

Charter Communications, Dish Network, A. T. & T – Telecommunication services

The acquisition of property within the project limits will require telecommunication service connections to be terminated at all properties. The displacement of the households is not anticipated to create any adverse affects to telecommunications systems as new service connections can be made at existing replacement properties. The exact replacement property locations cannot be determined at this time. Relocation benefits for the displaced residents and

businesses will include an estimate of the monthly charges as a factor for the selection of replacement dwelling and business site options.

Waste Management – Solid waste disposal

The acquisition of property within the project limits will require waste disposal service to be terminated at all properties. The displacement of the households is not anticipated to create any adverse affects to waste disposal as new service connections can be made at existing replacement properties. The exact replacement property locations cannot be determined at this time. Relocation benefits for displaced residents and businesses will include an estimate of the monthly charges as a factor for the selection of replacement dwelling and business site options.

City of Sparks/Washoe County - Water service, sewer service

The acquisition of property within the project limits will require services to be terminated at all properties. The displacement of the households and businesses is not anticipated to create any adverse affects to the water and sewer systems as new service connections can be made at existing replacement properties. The exact replacement property locations cannot be determined at this time. An estimate of the monthly charges for water and sewer services will be included as a factor for the selection of replacement dwelling and business site options.

Washoe County – Property tax assessment, business license, impact fees. Taxes and fees will be analyzed as part of the relocation benefit estimates for the residential and business properties to be acquired.

Police and Fire

City of Sparks police and fire department services are not anticipated to be adversely impacted. The displacement of residents to replacement properties are anticipated to be in established neighborhoods and not create a burden on public safety services requiring any expansion or modification of staffing or facilities. Although the exact replacement property locations cannot be determined at this time, a dispersion of the residents and businesses is anticipated to be in the Reno/Sparks area. The project area is served by Fire station #2 and the Sparks Police Station. The reduction of 68 dwellings and 6 businesses in the project area will be coordinated with the appropriate agency officials in advance of the start of construction activities.

Schools/Parks/Recreational Facilities

There are 3 schools, Florence Drake Elementary, Sparks Middle School and Edward Reed High School, in the project area served by the School District. The reduction of approximately 68 dwellings and households in the project area will be coordinated with the appropriate agency officials in advance of the start of construction activities. An estimate of the change in school enrollments and any shift in school age children from the district is to be determined by survey questionnaire.

Special Neighborhood Issues of Concern

There are no extraordinary conditions or special neighborhood issues of concern that require property acquisition and relocation advisory services other than the standard requirements set forth in the *Uniform Relocation Act*. If future circumstances change the economic and physical condition of individual cases for the proposed acquisition area the RTC will provide the necessary advisory services and assistance on a case by case basis to assure fair and equitable treatment of the property owners and tenants.

Relocation Benefits & Property Acquisition Payments

Tax Exemption:

Under the regulatory guidance of 49 CFR Part 24, Subpart C - General Relocation Requirements, ¶ 24.209 no payment received by a displaced person in accordance with the regulation is considered to be income for the purposes of the Title 26 United States Code designated as the Internal Revenue Code of 1986.

The RTC will implement procedures that assure payments made for a displaced person's claims for property acquisition or relocation benefits are not reported as income for the purposes of the Internal Revenue Code.

The RTC will monitor payments throughout the life of the project and maintain records to satisfy the requirements of local and federal agencies⁵ that have an interest in the project. Project tracking sheets and a closeout checklist form will be developed and utilized to assure compliance with the URA.

Property Acquisition:

No displaced person identified by a title report prepared for this project will be denied a fair market value offer of just compensation. The offer of just compensation will be supported by an appraisal that is consistent with the requirements of the *Uniform Standards of Professional Appraisal Practice* (USPAP)⁶. The offer of just compensation for the property will be made in writing accompanied by a summary statement that explains the details of the offer. The form and content of the summary statement will meet as a minimum the items specified in

⁵ 49 CFR Part 24, Subpart A -General, ¶ 24.9(a), Record Keeping & Reports, specifies the basic content of records to be kept and the length of time for retention; ¶ 24.9(c) stipulates that a report of the property acquisitions & relocation activities will be developed and maintained for the project in a manner to satisfy Appendix B of Part 24.

⁶ 49 CFR Part 24, Appendix B & ¶ 24.103(a), provide basic requirements for the form and content of an appraisal to be produced for this project.

49 CFR Part 24, Subpart B, ¶24.102, (e). The appraisal will also be reviewed by an experienced and qualified review appraiser, in accordance with the URA and USPAP.

The delivery of the purchase package, either in person or via certified mail, return-receipt requested, will be considered the date of the Initiation of Negotiations. The property owner will be given a reasonable amount of time to review the offer. The RTC will prepare documentation that will identify tenant-owned improvements versus owner improvements. A separate document will be prepared clearly labeled as a *Furniture, Fixtures, and Equipment Report (FF&E)* to accompany the personal property appraisal as necessary. All FF&E Reports will be reviewed by a review appraiser.

Expenses required to be paid for the transfer of title to the RTC will be paid in accordance with 49 CFR Part 24, ¶24.105, any parcel of land that is considered to be a separate uneconomic remnant if a less than full taking of the parcel will result in potential damages to the property owner.

Any parcel that is subdivided and a partial taking of the property results for this project will be recorded with the Washoe County Assessor's Office at the expense of the RTC. The RTC will prepare a metes and bounds, legal description and supporting property map to meet the requirements of the County Assessor prior to the closure of the project. The RTC will clearly identify and pay for any appraised damages for a partial acquisition of a parcel as part of the offer to purchase on a case by case basis.

The preparation of documentation for Temporary Construction Easements (TCE) will follow local practices and will typically have an appraisal of the area to be affected. Payment for the use of the property will be negotiated with the property owner prior to the start of any construction activity.

Moving and Related Expenses⁷:

The RTC will follow the federal and state requirements and prepare an estimate of the eligible moving and related expenses prior to issuing the *Notice to Vacate* to owners and tenants of the property to be acquired. A written summary of the expenses covered and determined to be eligible for program reimbursement will be delivered in keeping with the manner of notices listed in this plan. The RTC will provide advisory assistance for the preparation of moving bids and contact qualified moving companies licensed to operate within the State of Nevada if assistance is requested by the displaced person. There is no maximum amount for moving and related expenses. The RTC will provide claim forms for the displaced person and advisory assistance to complete all claims.

⁷ 49 CFR Part 24, Subpart D -Payments for Moving & Related Expenses, ¶24.301,24.303 covers the eligible items

The RTC will pay for documented site search expenses up to the current authorized limit of \$2,500.00.

Reestablishment Expenses⁸:

The RTC will follow the federal and state requirements and prepare a listing of eligible business related reestablishment expenses for each displaced owner or tenant. There is a limit to the total reimbursement that is currently set at \$10,000.00. The RTC will work with the displaced person to clarify eligible items and provide advisory assistance in an effort to reduce confusion regarding items covered by the relocation program.

Early coordination with the displaced person will be initiated by the RTC to determine the manner of moving equipment and other related business items eligible for reimbursement. The RTC will interview the displaced business owner to identify any special needs or problems with the relocation of business operations. A business questionnaire will be completed by a trained specialist to assist the displaced person with the decisions and options for moving and reestablishment of normal business operations. If a business tenant occupies the property, an interview will also be arranged with the non-occupant owner/landlord to determine any benefits to which he may be entitled, in addition to obtaining lease information and other necessary data.

In-Lieu Payment Option Reimbursement:

Specific advisory services will be offered to advise a displaced business of the option to select a "fixed payment in lieu of moving and other related expenses" ⁹ based upon the information recorded in the interview. The RTC will consider current economic conditions during this recessionary period covering taxable years 2008 through 2010 to work with the displaced person to arrive at a representative average annual net earnings¹⁰ statement for the business.

⁸ 49 CFR Part 24, Subpart D -Payments for Moving & Related Expenses, ¶24.304 covers the eligible items

⁹ 49 CFR Part 24, Subpart D -Payments for Moving & Related Expenses, ¶24.304 covers the eligible items to be evaluated to determine eligibility for an "In-Lieu" payment.

¹⁰ Refer to 49 CFR Part 24, Subpart D -Payments for Moving & Related Expenses, ¶24.304 (e) for a discussion of the issues to be evaluated and items required to be documented to support a request for reimbursement.

Statistical Analysis of affected Properties

Residential Property Data:

Acquisition Property Characteristics

RESIDENTIAL ACQUISITION PROPERTY CHARACTERISTICS

	Street Name	Address #	APN	Acreage
1	4th Street	2915	028-201-21	0.181
2	Gault Way	430	028-201-02	0.145
3	Gault Way	460	028-201-03	0.145
4	Gault Way	500	028-201-04	0.145
5	Gault Way	510	028-201-05	0.145
6	Gault Way	530	028-201-06	0.146
7	Gault Way	560	028-201-07	0.145
8	Gault Way	600	028-201-08	0.146
9	Gault Way	610	028-201-09	0.149
10	Gault Way	630	028-201-10	0.149
11	Gault Way	660	028-201-11	0.15
12	Gault Way	700	028-201-12	0.151
13	Gault Way	710	028-201-13	0.153
14	Gault Way	730	028-201-14	0.178
15	Gault Way	750	028-201-19	0.155
16	Gault Way	770	028-201-20	0.178
17	Gault Way	790	028-201-23	0.188
18	Gault Way	785	028-203-01	0.178
19	Nelson Way	2795	028-203-02	0.148
20	Nelson Way	2775	028-203-03	0.141
21	Nelson Way	2755	028-203-04	0.141
22	Nelson Way	2735	028-203-05	0.142
23	Nelson Way	2695	028-203-06	0.143
24	Nelson Way	2685	028-203-07	0.144
25	Nelson Way	2675	028-203-12	0.145
26	Nelson Way	2635	028-203-13	0.145
27	Nelson Way	2595	028-203-10	0.147
28	Nelson Way	2575	028-221-07	0.178
29	Nelson Way	2555	028-221-06	0.173
30	Nelson Way	2535	028-221-05	0.174
31	Nelson Way	2515	028-221-04	0.15

32	Nelson Way	2475	028-221-03	0.151
33	Nelson Way	2455	028-221-02	0.171
34	York Way	790	028-221-01	0.187
35	York Way	795	028-271-01	0.194
36	Nelson Way	2365	028-271-02	0.158
37	Nelson Way	2305	028-271-03	0.156
38	Nelson Way	2295	028-271-04	0.157
39	Nelson Way	2275	028-271-05	0.157
40	Nelson Way	2255	028-271-06	0.161
41	Nelson Way	2225	028-271-07	0.161
42	Nelson Way	2195	028-271-08	0.162
43	Nelson Way	2181	028-271-09	0.161
44	Lenwood Drive	595	028-153-24	0.144
45	Lenwood Drive	625	028-153-23	0.144
46	Lenwood Drive	655	028-153-22	0.144
47	Lenwood Drive	685	028-153-21	0.14
48	Lenwood Drive	715	028-153-20	0.14
49	Lenwood Drive	735	028-153-19	0.145
50	Lenwood Drive	765	028-153-18	0.142
51	Lenwood Drive	785	028-153-17	0.142
52	Lenwood Drive	795	028-153-25	0.178
53	Sprout Way	3005	028-153-29	0.165
54	Sprout Way	3035	028-153-30	0.163
55	Sprout Way	3065	028-153-31	0.144
56	Sprout Way	3095	028-153-32	0.145
57	Sprout Way	3105	028-153-33	0.145
58	Sprout Way	3135	028-153-34	0.145
59	Sprout Way	3165	028-153-35	0.3
60	Sprout Way	3215	028-133-05	0.153
61	Sprout Way	3235	028-133-02	0.147
62	Sprout Way	3265	028-133-01	0.146
63	Sprout Way	3271	028-411-32	0.135
64	Sprout Way	3277	028-411-31	0.23
65	Mercy Court	791	028-411-40	0.161
66	Gwynelle Court	3515	028-011-38	0.286
67	Gwynelle Court	3525	028-011-33	0.28
68	Gwynelle Court	3535	028-011-35	0.24

Comparable Properties for Sale & for Rent: See Residential Comparables in Appendix

Business & Non-Profit Property Data:

Acquisition Property Characteristics (Non-residential)

BUSINESS & VACANT LAND ACQUISITION PROPERTY CHARACTERISTICS (NON-RESIDENTIAL PROPERTY)

	Street Name	Address #	APN	Acreage
1	Pyramid Way	3400	028-411-50*	1.74
2	Queen Way	695	028-411-52*	2.47
3	Queen Way	670	028-011-54*	0.443
4	Queen Way	680	028-011-53*	0.27
5	Queen Way	560	028-011-39 *	2.5
6	Queen Way	620	028-011-40*	1.79
	*Non-Residential Properties (6)			
7	Queen Way	690	028-011-52**	0.4
8	State Route 445		028-012-19**	2.41
	** Vacant Land (2)			

Comparable Properties for Sale & for Rent: See Non-Residential Comparables in Appendix

A survey of the affected properties has been conducted including exterior field inspections of the neighborhoods within the limits of the project alternative. Data has been compiled pertinent to each parcel to be acquired, as well as a neighborhood analysis, including photos to provide information to identify the physical conditions and character of the project area.

Factors considered in the survey are as follows:

- Physical characteristics of each parcel using Washoe County Assessor's records
- Field inspection within the project limits of the acquisition area to ascertain general property conditions and characteristics. Inspections were limited to exterior "drive by" observations by qualified personnel
- Analysis of sales and listing data based on current MLS Assessor's Office Data
- Identification of the real estate market area by neighborhood, block, census tract, zip code determined to be applicable for the project alternative

- Analysis of the average sale price and/or medium sale price for the residential and business parcels to determine a fair market value price recommendation for preliminary estimates for budget purposes. The plan for the scheduled acquisition of real property

Given the current real estate market for Washoe County and financial lending conditions are dynamic, rather than linear or static, a second budget proposal may be necessary to update data prior to the preparation of formal appraisal reports. Conditions will be monitored to assess significant changes in the acquisition area to determine the need to adjust potential real property acquisition costs.

Preliminary Relocation Benefits Cost Estimates

Residential Relocation Benefits Cost Estimate:

The data supplied by the client identifies sixty-eight (68) residential properties that may be affected by the proposed project. The Market Analysis included in this report and prepared by Johnson-Perkins & Associates, identifies an estimate of current market values that may be less than the amount required to pay off first and second mortgages on some of those affected parcels. The Reno/Sparks real estate market currently is experiencing a high rate of foreclosure and short sales resulting in a step reduction in market pricing for single family residential property. Although the local market conditions may change in a positive direction by the time a project is begun, with this being a possibility, it is recommended that the RTC establish a policy to define the methodology to be used to satisfy the loan payoff amount for the mortgage(s) to obtain clear title when the current appraised value is determined to be less than the amount owed by the property owner to a lender. In addition, this particular situation would cause a homeowner to not be eligible for a *Purchase Price Differential Payment*, a supplement relocation payment allowed under the Uniform Relocation Assistance & Real Property Acquisition Policies Act, as amended, (URA). The *Purchase Price Differential Payment* is designed to assist a property owner in replacing the home purchased by the agency with a comparable replacement property, as required by the URA. On a case-by-case basis, it may be prudent for the RTC to also consider an alternative method to provide the option for a homeowner to have the ability to consider affordable home ownership and not to have to become a tenant due to a zero equity balance after the loan payoff. Options for continued home ownership will be dependent upon current federal loan programs and programs administered under the federal Housing and Urban Development (HUD). The policy should be in place prior to the start of the initiation of negotiations with the eligible property owners identified at the time of the start of the project property acquisition phase.

The following are estimates of possible relocation benefits assuming that all property owners receive the full amount of the Purchase Price Differential Payment, that Moving & Related Expenses Benefits are based on the Uniform Relocation Assistance & Real Property Acquisition Policies Act, as amended, based on the *Fixed Residential Moving Cost Schedule*, State of Nevada, (2008 – most current) and based on the size of houses in each group as defined in the Market Analysis section, Single Family Residences (SFR) Physical Characteristics, Group 1 to 4. Although it is assumed that some properties are occupied by tenants, without the benefit of personal interviews, the data to support this assumption is not known at this time and therefore is not included in this estimate. It would be useful to prepare a revised relocation benefits cost estimate once personal interviews are completed and data is collected related to owner occupied versus tenant occupied dwellings. Those dwellings occupied by tenants would have two separate

relocation benefits attributed to the property; one for the non-occupant owner/landlord and one to the tenant.

RESIDENTIAL RELOCATION BENEFITS COST ESTIMATE

<u>Moving & Related Expenses:</u>	Group I -	36 @ 1,700 =	\$ 61,200
(Based on Fixed Schedule Move-	Groups II & III -	22 @ 1,900 =	41,800
State of Nevada)	Group IV -	10 @ 2,300 =	<u>23,000</u>

Sub-Total Estimated Moving Benefits: **\$126,000**

Purchase Price Differential: ***68 @ \$22,500 = \$1,530,000**
(Includes typical, non-recurring closing costs,
documented by the escrow closing statement –
*Maximum Benefit under the URA)

Sub-Total Estimated Residential Relocation Benefits: **\$1,656,000**

Plus 15% Contingency: **248,400**

**TOTAL ESTIMATED RESIDENTIAL
RELOCATION BENEFITS:** **\$1,904,400**

Last Resort Housing (URA, Sec.24.404, *Replacement Housing of Last Resort*)

At this stage of the planning process it is not possible to determine whether Last Resort Housing measures will apply. However, due to the state of the current economy and local housing market, it may need to be considered after the final alignment has been approved and interviews are held with the current occupants. On a case-by-case basis, and for good cause, if the program is unable to proceed in a timely manner due to comparable dwellings not available within the monetary limits for owners or tenants, as specified in the URA, Sec. 24.401 & Sec. 24.402, the agency shall provide additional or alternative assistance under provisions of URA, Sec. 24.404. The method selected to provide Last Resort Housing must be cost effective, each case must be documented, and those displaced cannot be deprived of their rights under the URA. [See URA, Sec. 24.404, (c)*Methods of Providing Comparable Replacement Housing*, (1)(i)(ii)(iii)(iv)(v)(vi)(vii), (2) & (3)]

The above estimate of residential relocation benefits is based on 68 home-owners, without knowledge of tenant occupants or personal interviews, with the current economic conditions, and without any consideration for payments in Last Resort Housing. In addition, the Residential Relocation Benefit Estimates should be updated if the project does not proceed within the next three (3) years from the date of this report.

Relocation Assistance will be performed in compliance with 49 CFR, Part 24, the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended.

Business Relocation Benefits Cost Estimate - (Non-Residential):

Based on data provided by the client, it is estimated that six (6) businesses may be affected by the proposed project alignment. Three (3) are *small businesses and three (3) appear to be **non-profit organizations.

The estimate of relocation benefits stated below assumes a total relocation of each business due to the acquisition of improvements and land; the actual final project design may result in less intrusive measures.

This estimate also provides an In Lieu of Moving & Reestablishment Expense payment for the three small businesses based on their size, (determined without inspection or interview), to be the most equitable relocation benefit allowable under the URA.

The estimate of non-residential relocation benefits are as follows:

Moving & Related Expenses:	**3 non-profit organizations @ \$ 50,000 =	\$150,000
Site Search Expense Benefit: (Not to exceed \$2,500 each)	**3 non-profit organizations @ \$2,500 =	7,500
Reestablishment Expense Benefit: (Not to exceed \$10,000 each)	**3 non-profit organizations @ \$10,000 =	<u>30,000</u>
Sub-Total Estimated Moving, Site Search & Reestablishment Benefits: (3 non-profit organizations)		\$187,500
<hr/>		
Fixed Payment In Lieu of Moving & Reestablishment Benefits: (Not less than \$1,000 nor more than \$20,000)		
	*3 small businesses @ \$20,000 =	\$ 60,000
	Sub-Total Estimated In Lieu Benefits:	<u>\$ 60,000</u>
Estimated Business Relocation Benefits:		\$247,500
	Plus 15% Contingency:	<u>37,125</u>
TOTAL ESTIMATED BUSINESS RELOCATION BENEFITS:		<u>\$284,625</u>

Please note that the above estimate of business relocation benefits is based on drive-by inspections of the possibly affected six (6) businesses. As in the residential properties, it is assumed that some of the business properties may be occupied by tenants, however, without the benefit of personal interviews, the data to support this assumption is not known at this time and is therefore, not included in this estimate. It would be useful to prepare a revised business relocation benefits cost estimate once personal interviews are completed and data is collected related to owner occupied versus tenant occupied business sites. Those site occupied by business tenants would have two separate relocation benefits attributed to the property; one for the non-occupant/landlord and one for the tenant.

If a project is not begun within three (3) years of the date of this Plan, another Business Relocation Benefits Cost Estimate should be prepared to address changes in the type of businesses and the local real estate market.

Relocation Assistance will be performed in compliance with 49 CFR, Part 24, the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended.

Executive Summary of Estimated Land, Improvements & Relocation Benefits Costs

Total Estimated Real Property Price Range Summary:

RECOMMENDED LAND PRICE RANGE – Vacant (Not Included in Real Property Cost Estimate)	
Corner/Primary Intersection	\$6.50/SF to \$7.00/SF
Corner/Secondary	\$6.00/SF to \$6.50/SF
Interior/Secondary	\$4.00/SF to \$4.50/SF

Residential Properties

Total Price Range Summary Group	Number of Units	Low Price	Total Low Price	High Price	Total High Price
Group I	36	\$80,000	\$2,880,000	\$85,000	\$3,060,000
Group II	16	\$90,000	\$1,440,000	\$105,000	\$1,680,000
Group III	6	\$105,000	\$630,000	\$115,000	\$690,000
Group IV	10	\$145,000	\$1,450,000	\$155,000	\$1,550,000
Total	68		\$6,400,000		\$6,980,000
Average Price			\$94,118		\$102,647

Office Buildings

	GBA	Low Price/SF	Total Low Price	High Price/SF	Total High Price
1	2,998± SF	\$150	\$450,000	\$160	\$480,000
2	2,100± SF	\$150	\$315,000	\$160	\$335,000
3	2,998± SF	\$150	\$450,000	\$160	\$480,000
Total			\$1,215,000		\$1,295,000

Non-Profit/Religious Facilities

A.P.N.	GBA	Low Price/SF	Total Low Price	High Price/SF	Total High Price
028-411-50	6,204± SF	\$130	\$810,000	\$140	\$870,000
028-011-40	2,266± SF*	\$130	\$295,000	\$140	\$320,000
028-011-39	4,806± SF	\$130	\$625,000	\$140	\$675,000
TOTAL			\$1,730,000		\$1,865,000

*Includes Two Buildings

(See pages 82-88 of Johnson-Perkins' Market Analysis for original data)

Sub-Total Real Property Price Estimate:	\$10,140,000
Plus 15% Contingency:	<u>1,521,000</u>

Total Real Property Price Estimate:	<u>\$11,661,000</u>
(Does not include estimated cost of vacant land)	

Estimate of Residential Relocation Benefits for 68 owner-occupants:	\$1,904,400
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Estimate of Non-Residential Relocation Benefits for 6 business owner-occupants:	<u>284,625</u>
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(See page 107 under Preliminary Relocation Benefits Cost Estimates)

Sub-Total of Estimated Relocation Benefits Costs:	\$2,189,025
--	--------------------

TOTAL REAL PROPERTY & RELOCATION BENEFITS COST ESTIMATE:	<u>\$13,850,025</u>
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Note that if the Project is not begun within three (3) years of the date of this Plan, an updated cost estimate is recommended to ensure the Plan addresses current market data, and other issues that could affect the final estimates.

References

49 CFR, Part 24, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended

Nevada Revised Statutes Section: 342 (342.015, 342.025, 342.035, 342.045, 342.065, 342.075, & 342.105)

Reno/Sparks Multiple Listing Service (MLS)

Uniform Standards of Professional Appraisal Practice (USPAP)

Washoe County Assessor's Office

Appendix

Exhibit Maps

Parcel Maps

Residential Comparables for Sale

Residential Comparables for Rent

Business Comparables for Sale & Lease

Residential Property Owner/Tenant Questionnaire

Business Property Owner/Tenant Questionnaire

Fixed Residential Moving Cost Schedule

Certification Real Property Acquisition

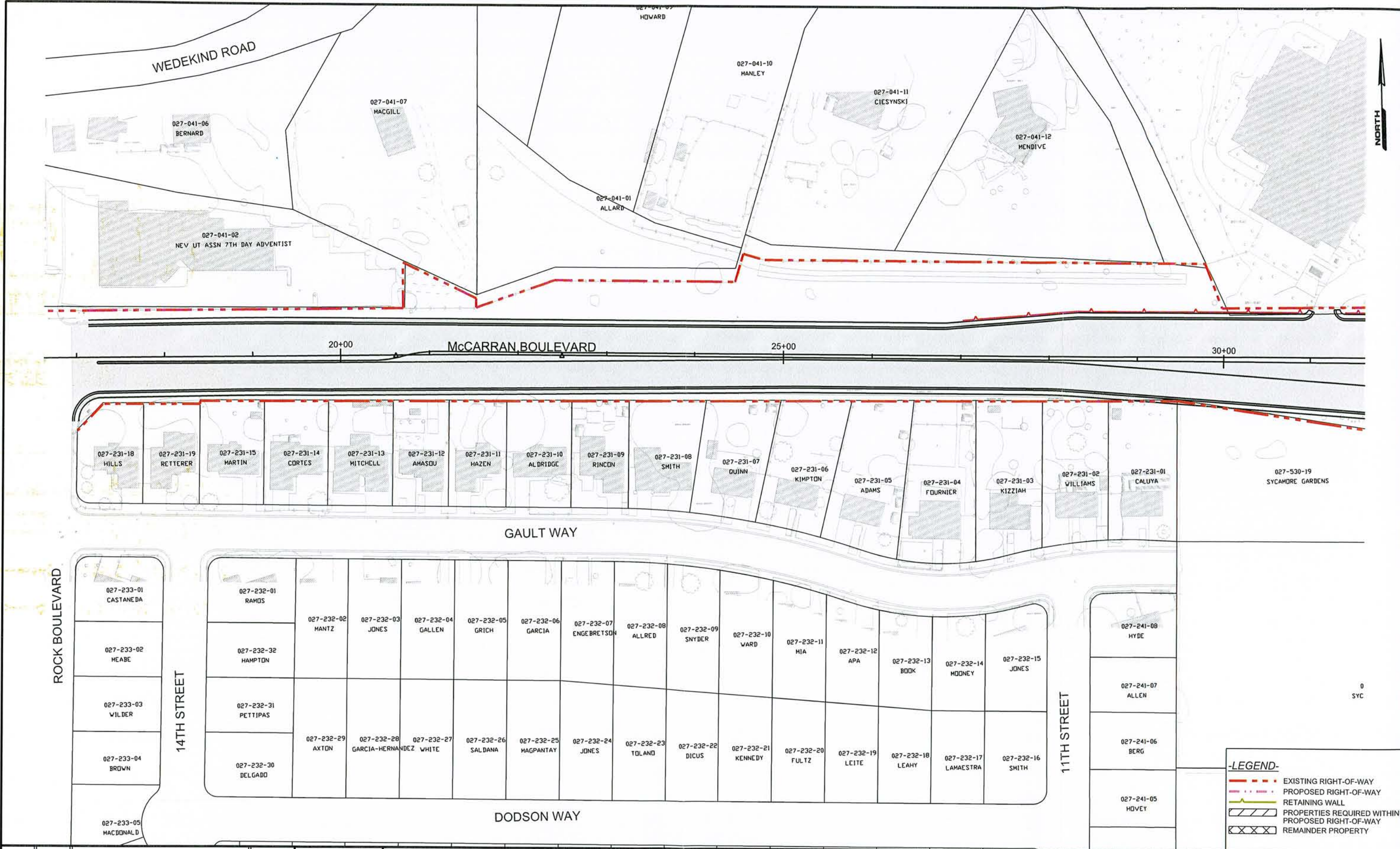
Acquisition, Ownership and Occupancy Data Form

Project Closeout Acquisition, Ownership and Occupancy Data

EXHIBIT MAPS

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**PYRAMID WAY & McCARRAN BOULEVARD
BUILD ALTERNATIVE 1
RIGHT-OF-WAY EXHIBITS**
WASHOE COUNTY REGIONAL TRANSPORTATION COMMISSION

PRELIMINARY
SUBMITTAL
SUBJECT TO
REVISION
APRIL, 2011

PROJECT No: 646497
DESIGNED BY: VS
APPROVED BY: MJS
DRAWN BY: SDP
CHECKED BY: JSE
DATE: 06/10/2011



LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- RETAINING WALL
- PROPERTIES REQUIRED WITHIN PROPOSED RIGHT-OF-WAY
- REMAINDER PROPERTY

SCALE
HORIZ: 1" = 100'
VERT: NONE
FIELD BOOK
L-XXXX
DRAWING NO.
RW-1
SHT. OF xxx







**PYRAMID WAY & McCARRAN BOULEVARD
BUILD ALTERNATIVE 1
RIGHT-OF-WAY EXHIBITS**
WASHOE COUNTY REGIONAL TRANSPORTATION COMMISSION

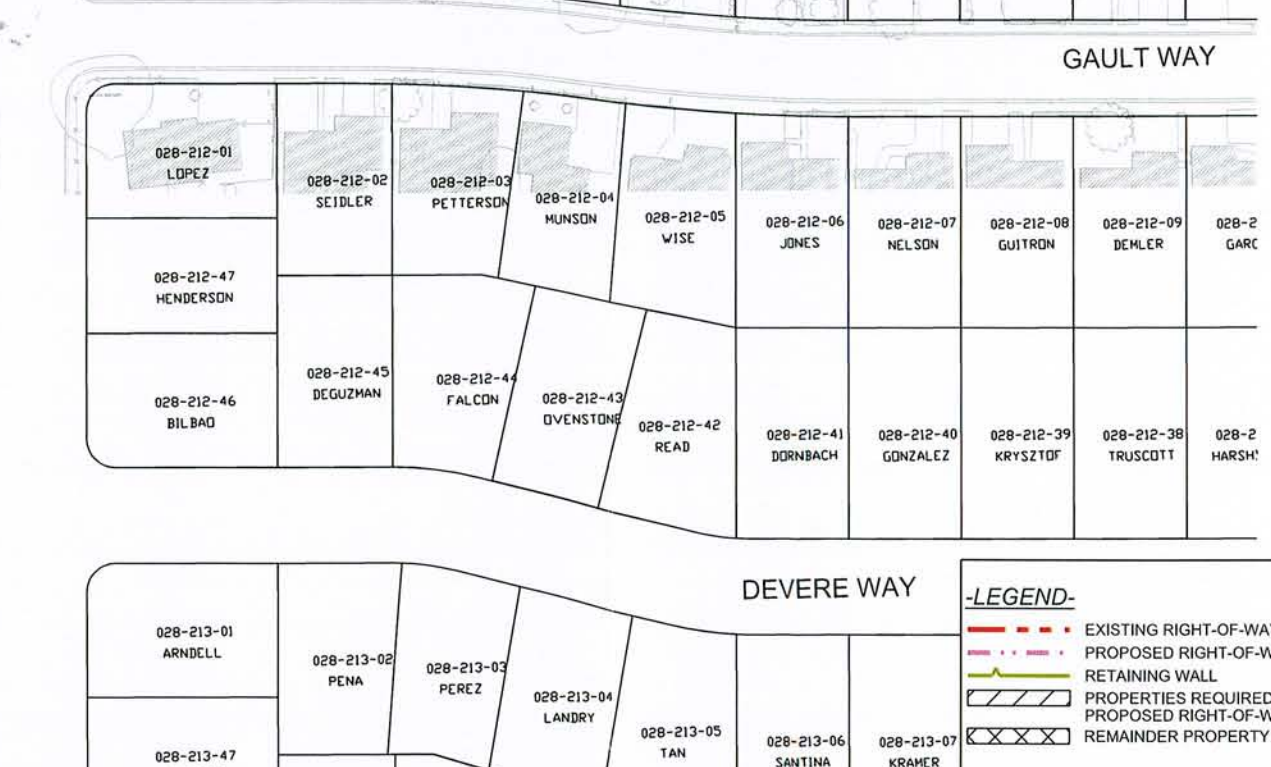
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SUBMITTAL
SUBJECT TO
REVISION
APRIL, 2011

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DESIGNED BY:	VS	CHECKED BY:	JSE
APPROVED BY	MJS	DATE:	06/10/2011








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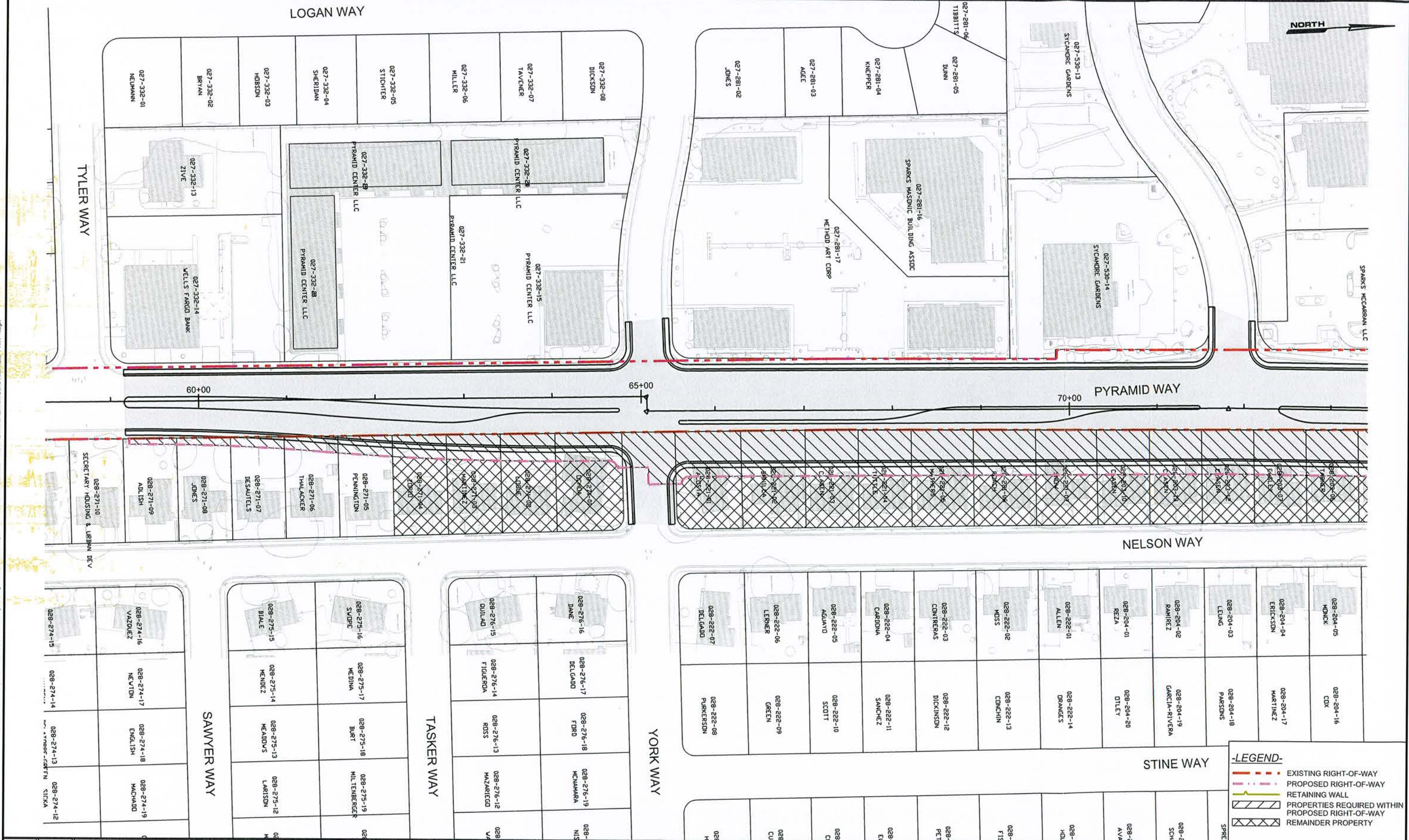
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NORTH

-LEGEND-

-  EXISTING RIGHT-OF-WAY
-  PROPOSED RIGHT-OF-WAY
-  RETAINING WALL
-  PROPERTIES BELONGING TO THE PROPOSED RIGHT-OF-WAY
-  REMAINDER PROPERTY

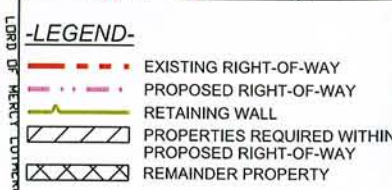


LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- RETAINING WALL
- PROPERTIES REQUIRED WITHIN PROPOSED RIGHT-OF-WAY
- REMAINDER PROPERTY

			PYRAMID WAY & McCARRAN BOULEVARD BUILD ALTERNATIVE 1 RIGHT-OF-WAY EXHIBITS			PRELIMINARY SUBMITTAL SUBJECT TO REVISION APRIL, 2011			<p>PROJECT No: 646497 DRAWN BY: SDP</p> <p>DESIGNED BY: VS CHECKED BY: JSE</p> <p>APPROVED BY: MJS DATE: 06/10/2011</p>			<p>SCALE</p> <p>HORIZ: 1" = 100'</p> <p>VERT: NONE</p> <p>FIELD BOOK</p>			<p>L-XXXX</p> <p>DRAWING NO.</p> <p>RW-4</p> <p>SHT. OF xxx</p>		
WASHOE COUNTY REGIONAL TRANSPORTATION COMMISSION																	

REV. NO.	DATE	DESCRIPTION	APPROVED



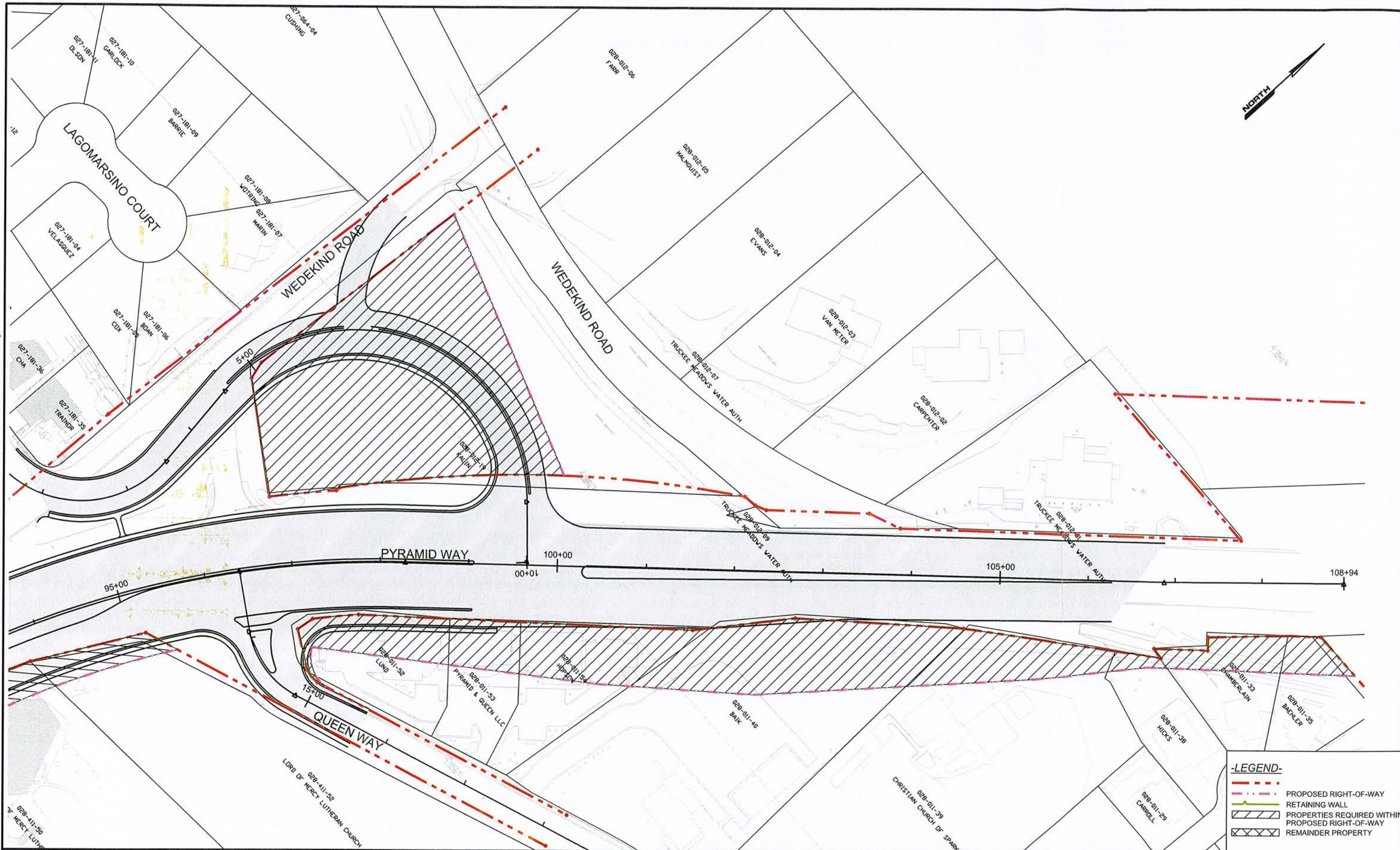
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REV. NO.	DATE	DESCRIPTION	APPROVED



PYRAMID WAY & McCARRAN BOULEVARD BUILD ALTERNATIVE 1 RIGHT-OF-WAY EXHIBITS

WASHOE COUNTY REGIONAL TRANSPORTATION COMMISSION

PRELIMINARY
SUBMITTAL
SUBJECT TO
REVISION
APRIL, 2011

PROJECT No: 646497
DESIGNED BY: VS
APPROVED BY: MJS

DRAWN BY: SDP
CHECKED BY: JSE
DATE: 06/10/2011



3480 GS Richards Blvd., STE 202
Carson City, NV 89703
(775) 885-2280 FAX (775) 885-8439

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PARCEL MAPS

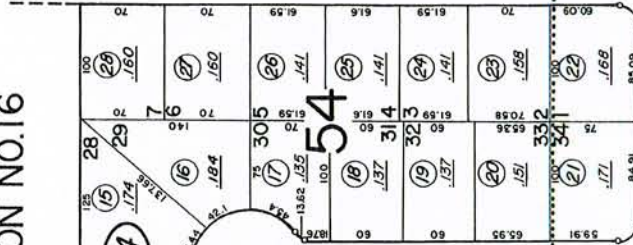
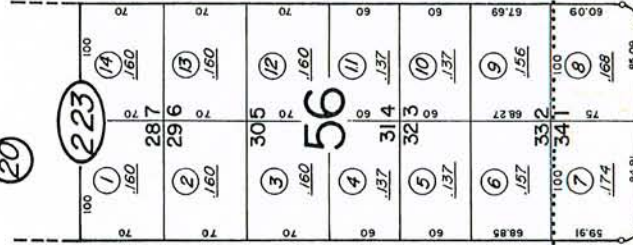
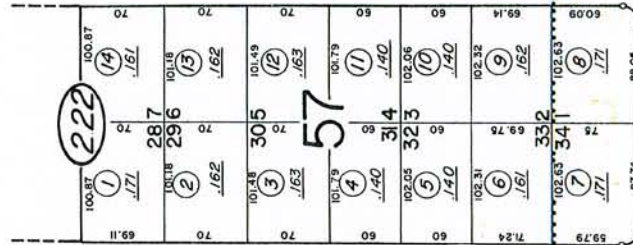
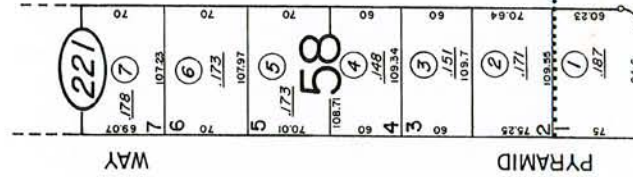
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GREENBRAE TERRACE SUB. ADDITIONS

28-22

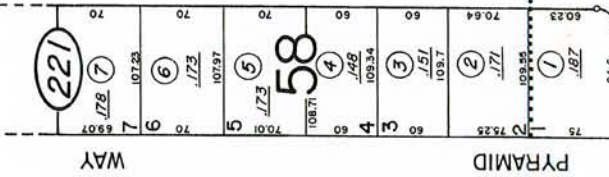
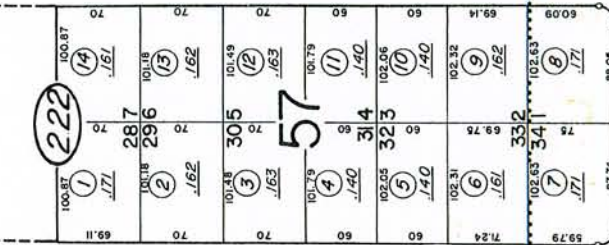
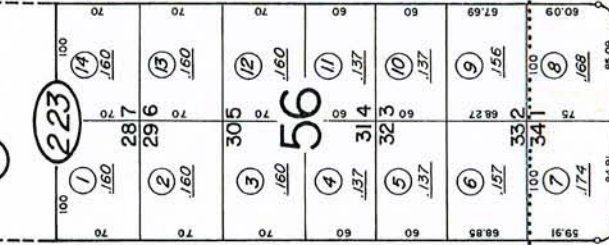
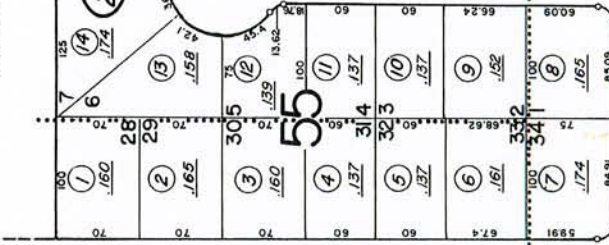
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(20)



ADDITION NO.16

(21)



YORK

COPPA

SIMMS

WAY

4TH

STREET

ADDITION NO.15

(27)

YORK

COPPA

SIMMS

WAY

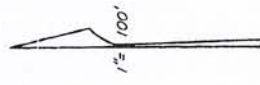
4TH

STREET

NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated thereon.

Assessor's Map County of Washoe, Nevada
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ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by BT 6/88
revised
superseded



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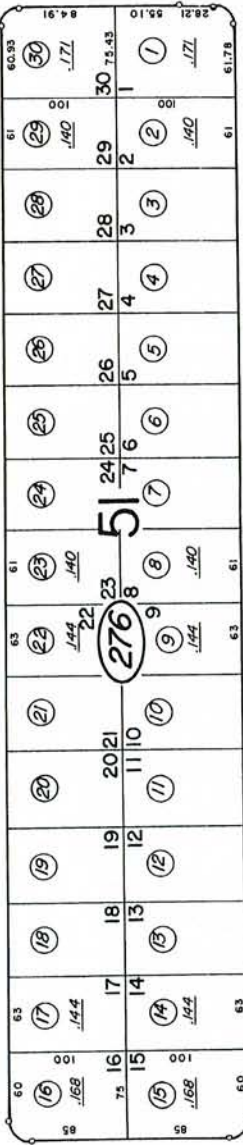
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WAY

YORK

22



WAY

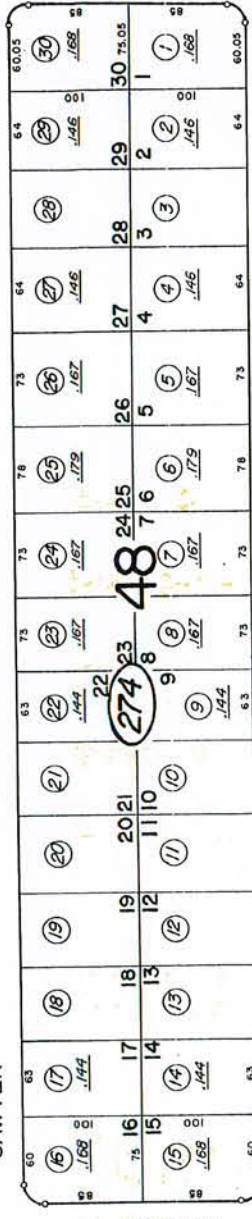
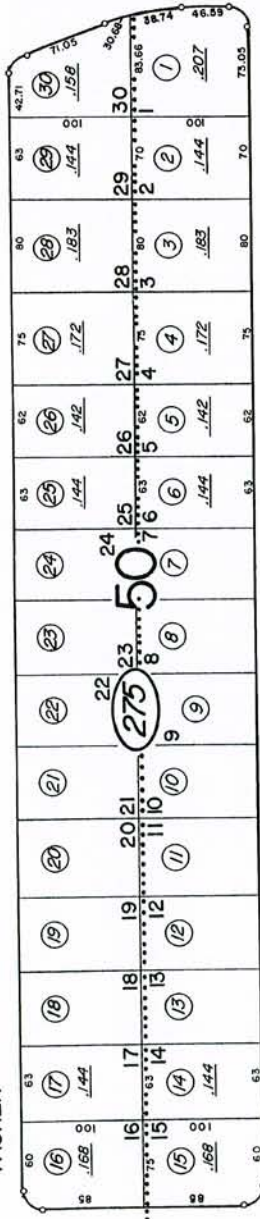
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WAY

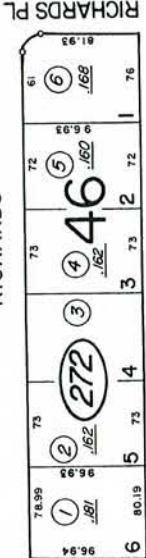
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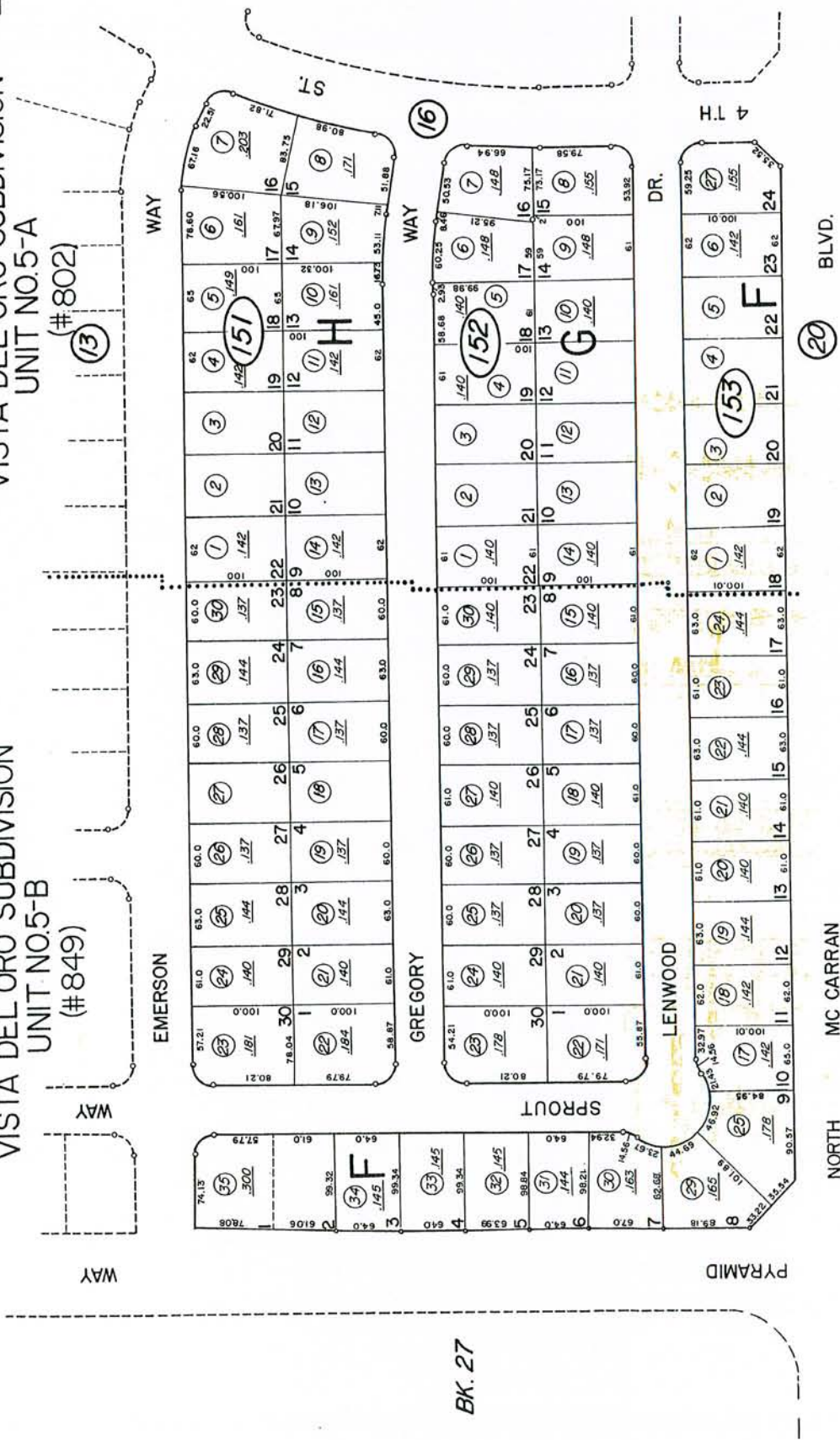
Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by PC 6/63
revised
superseded

NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

VISTA DEL ORO SUBDIVISION
UNIT NO.5-B
(#849)

28-15



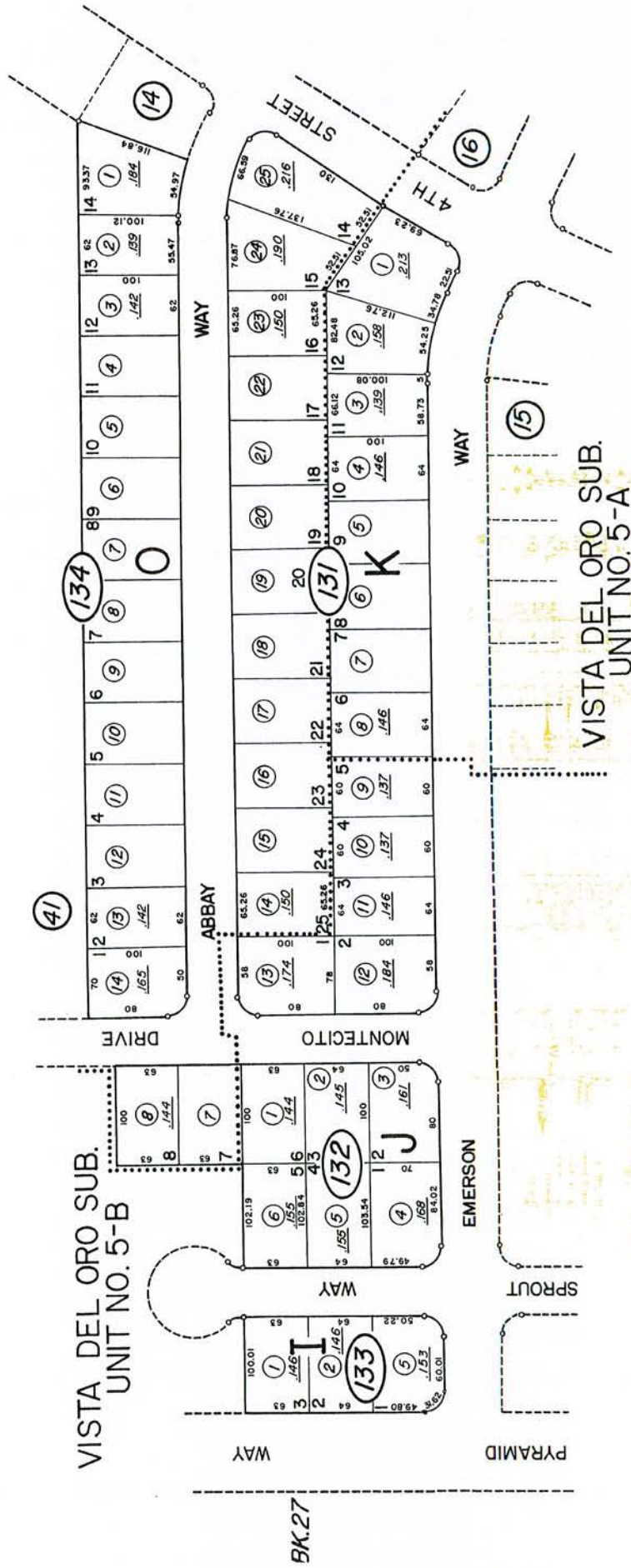
Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

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drawn by PC 7/63
revised 8/76 3/94
superseded

VISTA DEL ORO SUB.
UNIT NO. 6

28-13



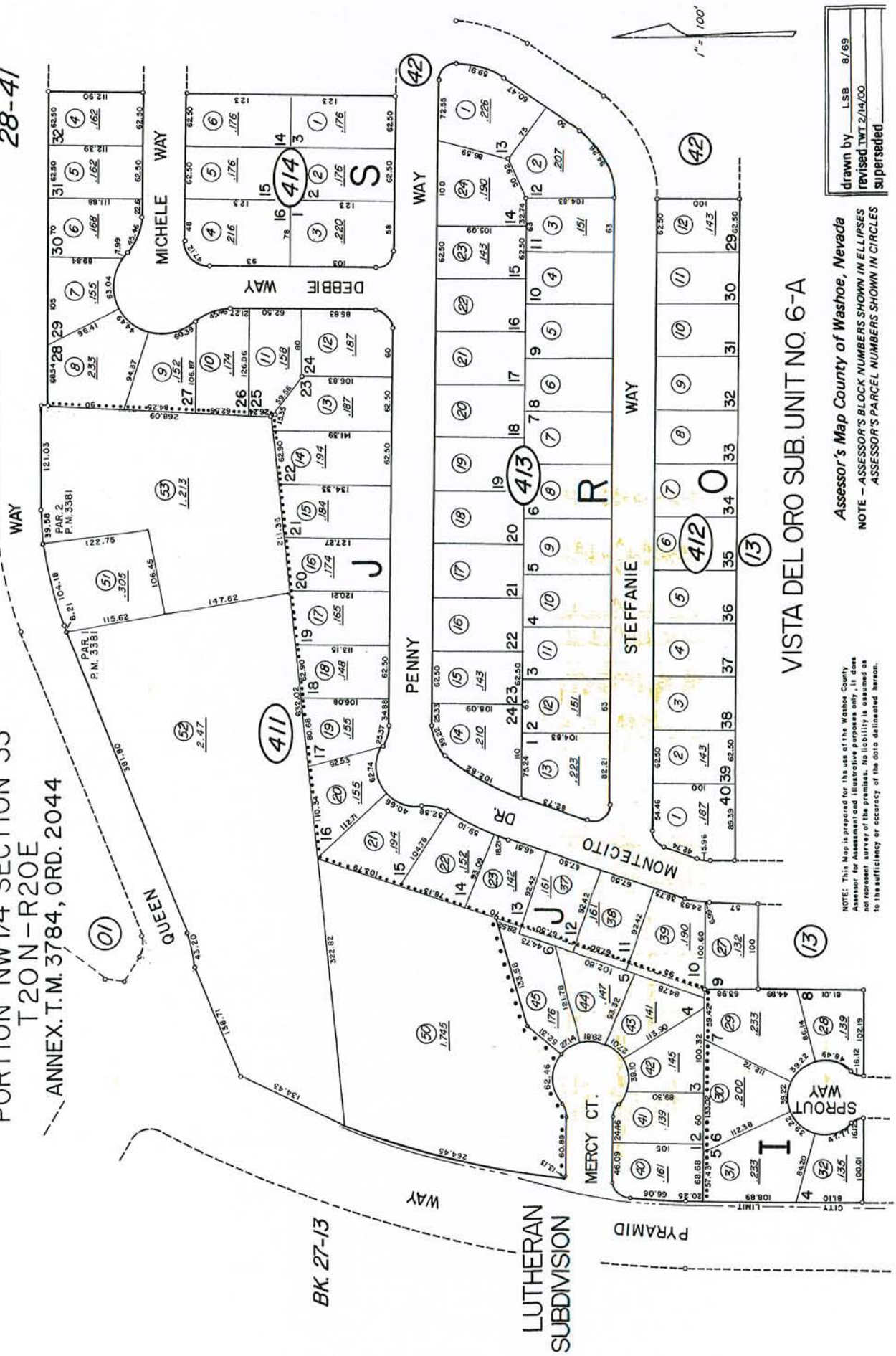
drawn by SO / BT 5/85
revised 5/92 Z/95
superseded

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES
superseded

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PORTION NW 1/4 SECTION 33
T20N-R20E
ANNEX.T.M. 3784, ORD. 2044

28-41



VISTA DEL ORO SUB. UNIT NO. 6-A

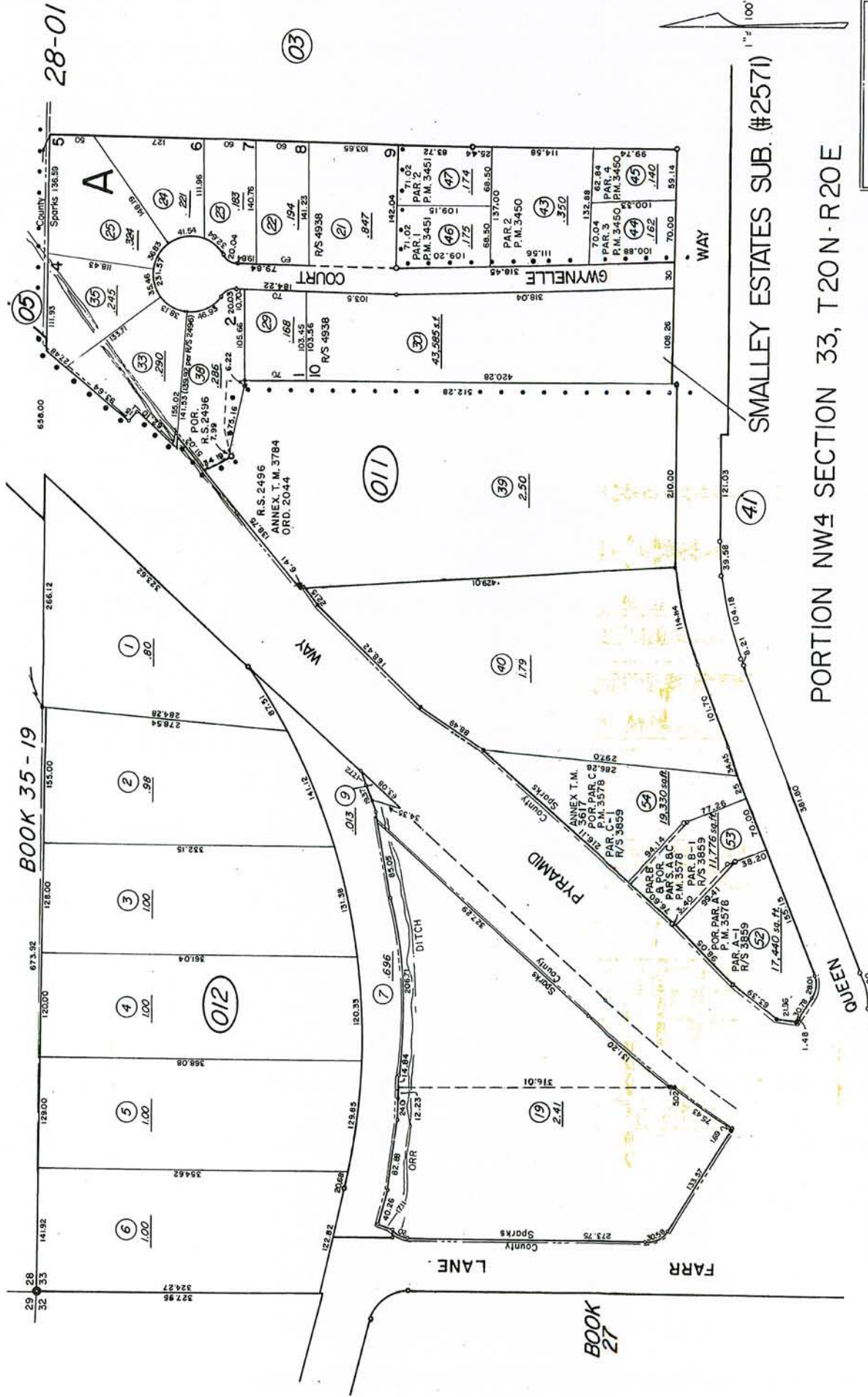
NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by LS8 8/69
revised TMT 2/14/00
superseded

BOOK 35-19

28-01



drawn by M. CRAIG 5/2/77
checked
revised TWT 2/1/99 11/15/99 2/14/00
3/15/04 4/20/00 1/9/01
superseded 6/3/03 10/10/07 6/23/08

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This Map is prepared for the use of the Washoe County Assessor for the Assessor's Map. It is not a legal document and does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Residential Comparables for Sale

Group 1 (900+/- to 1200+/- sf)

Average living area	1070 +/- sf
Number of parcels	36
Number of comps	39

Group II (1201+/- to 1600 +/- sf)

Average living area	1415 +/- sf
Number of parcels	16
Number of comps	39

Group III (1601 +/- to 1900+/- sf)

Average living area	1647+/- sf
Number of parcels	6
Number of comps	12

Group IV (1901+/- to 3000+/- sf)

Average living area	2201+/- sf
Number of parcels	10
Number of comps	16



13 Photos

[295 York Way, Sparks, NV](#)

House For Sale: \$79,500

[Zestimate](#)[®]: \$84,700

Mortgage: \$320/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,188

Lot: 7,405

Days on Zillow: 60

Built: 1966

Single Family

Price/sqft: \$66

[Maps](#)

[Save](#)

[Comps](#)

[foreclosure.com](#)



1 Photo

[Zephyr Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$78,800

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,416

Lot: --

Days on Zillow: 61

Built: 1959

Price/sqft: --

[Save](#)

[foreclosure.com](#)



1 Photo

[Sheffield Ct, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$93,200

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,533

Lot: --

Days on Zillow: 62

Built: 1979

Price/sqft: --

[Save](#)

[foreclosure.com](#)



1 Photo

[Probasco Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$93,700

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,617

Lot: --

Days on Zillow: 67

Built: 1962

Single Family

Price/sqft: --

[Save](#)

[foreclosure.com](#)



1 Photo

[Schroeder Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$66,500

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: --

Lot: --

Days on Zillow: 68

Built: --

Price/sqft: --

[Save](#)

7 Photos

[1260 Vance Way, Sparks, NV](#)

House For Sale: \$70,000

Price Cut: \$5,000 (Jul 5)

[Zestimate](#)[®]: \$82,000

Mortgage: \$282/mo

Beds: 3

Baths: 1.0

Sqft: 1,092

Lot: 6,534

Days on Zillow: 70

Built: 1958

Single Family

Price/sqft: \$64

[Maps](#)[Save](#)[Comps](#)

12 Photos

[3215 Delna Dr, Sparks, NV](#)

House For Sale: \$74,900

Price Cut: \$2,800 (Jul 16)

[Zestimate](#)[®]: \$81,900

Mortgage: \$302/mo

Beds: 4

Baths: 2.0

Sqft: 1,274
Lot: 6,534
Days on Zillow: 70
Built: 1963
Single Family
Price/sqft: \$58

[Maps](#)

[Save](#)

[Comps](#)



6 Photos

[2580 Coppa Way, Sparks, NV](#)

House For Sale: \$68,000

[Zestimate](#)[®]: \$65,500

Mortgage: \$274/mo

[See current rates](#)

Beds: 3
Baths: 1.0
Sqft: 1,044
Lot: 6,969
Days on Zillow: 71
Built: 1961
Single Family
Price/sqft: \$65

[Maps](#)

[Save](#)

[Comps](#)



6 Photos

[1945 4th St APT 45, Sparks, NV](#)

House For Sale: \$55,000

[Zestimate](#)[®]: \$48,800

Mortgage: \$221/mo

[See current rates](#)

Beds: 2
Baths: 1.0
Sqft: 954
Lot: --

Days on Zillow: 71

Built: 1960

Price/sqft: \$57

[Maps](#)

[Save](#)

[Comps](#)



1 Photo

[1380 Upton Way, Sparks, NV](#)

House For Sale: \$70,000

[Zestimate](#)[®]: \$73,700

Mortgage: \$282/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,092

Lot: 6,011

Days on Zillow: 74

Built: 1958

Single Family

Price/sqft: \$64

[Maps](#)

[Save](#)

[Comps](#)

[foreclosure.com](#)



1 Photo

[Vickie Ln, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$77,300

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,176

Lot: --

Days on Zillow: 76

Built: 1964

Price/sqft: --

[Save](#)

3 Photos

[1673 Sue Way, Sparks, NV](#)

Home For Sale: \$44,900

[Zestimate](#)[®]: \$44,800

Mortgage: \$181/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,044

Lot: 435

Days on Zillow: 76

Built: 1971

Condo

Price/sqft: \$43

[Maps](#)[Save](#)[Comps](#)[foreclosure.com](#)

1 Photo

[Sbragia Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$62,700

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,683

Lot: --

Days on Zillow: 76

Built: 1954

Single Family

Price/sqft: --

[Save](#)[foreclosure.com](#)



1 Photo

[Quail St, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$78,800

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,464

Lot: --

Days on Zillow: 83

Built: 1960

Price/sqft: --

[Save](#)



13 Photos

[1940 4th St APT 14, Sparks, NV](#)

House For Sale: \$39,000

[Zestimate](#)[®]: \$40,800

Mortgage: \$157/mo

[See current rates](#)

Beds: 2

Baths: 1.0

Sqft: 843

Lot: --

Days on Zillow: 84

Built: 1960

Price/sqft: \$46

[Maps](#)

[Save](#)

[Comps](#)

[foreclosure.com](#)



1 Photo

[Kim Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate®](#): \$81,800

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,404

Lot: --

Days on Zillow: 85

Built: 1965

Price/sqft: --

[Save](#)



11 Photos

[366 E Quail St, Sparks, NV](#)

House For Sale: \$89,900

[Zestimate®](#): \$103,900

Mortgage: \$362/mo

[See current rates](#)

Beds: 4

Baths: 2.0

Sqft: 1,400

Lot: 5,662

Days on Zillow: 90

Built: 1972

Single Family

Price/sqft: \$64

[Maps](#)

[Save](#)

[Comps](#)

[foreclosure.com](#)



1 Photo

[E Gault Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate®](#): \$65,300

Mortgage: N/A

[See current rates](#)

Beds: 2
Baths: 1.0
Sqft: 1,020
Lot: --
Days on Zillow: 91
Built: 1981
Price/sqft: --

[Save](#)

[foreclosure.com](#)



1 Photo

[Sbragia Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$95,200

Mortgage: N/A

[See current rates](#)

Beds: 4
Baths: 2.0
Sqft: 1,776
Lot: --
Days on Zillow: 92
Built: 1954
Single Family
Price/sqft: --

[Save](#)



13 Photos

[4951 Skyridge Ln, Sparks, NV](#)

House For Sale: \$499,900

[Zestimate](#)[®]: \$419,300

Mortgage: \$2,012/mo

[See current rates](#)

Beds: 4
Baths: 4.5
Sqft: 5,093
Lot: 50,529
Days on Zillow: 95
Built: 1999

Single Family
Price/sqft: \$98

[Maps](#)
[Save](#)
[Comps](#)



5 Photos

[1906 3rd St, Sparks, NV](#)

House For Sale: \$105,000

[Zestimate](#)[®]: \$101,500

Mortgage: \$423/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,044

Lot: 6,534

Days on Zillow: 96

Built: 1960

Single Family

Price/sqft: \$100

[Maps](#)
[Save](#)
[Comps](#)



1 Photo

[Tyler Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$64,300

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,578

Lot: --

Days on Zillow: 96

Built: 1979

Price/sqft: --

[Save](#)

foreclosure



1 Photo

[Gault Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$77,700

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,203

Lot: --

Days on Zillow: 97

Built: 1962

Price/sqft: --

[Save](#)

foreclosure.com



1 Photo

[Sawyer Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$75,200

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,150

Lot: --

Days on Zillow: 99

Built: 1969

Price/sqft: --

[Save](#)



13 Photos

[12 E Quail St, Sparks, NV](#)



6 Photos

[365 E Gault Way, Sparks, NV](#)

House For Sale: \$99,500

[Zestimate](#)[®]: \$98,700

Mortgage: \$399/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,156

Lot: 9,147

Days on Zillow: 118

Built: 1981

Single Family

Price/sqft: \$86

[Maps](#)

[Save](#)

[Comps](#)



9 Photos

[1145 Xman Way, Sparks, NV](#)

House For Sale: \$69,900

[Zestimate](#)[®]: \$74,900

Mortgage: \$280/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,044

Lot: 6,098

Days on Zillow: 232

Built: 1958

Single Family

Price/sqft: \$66

[Maps](#)

[Save](#)

[Comps](#)



13 Photos

[2120 Holman Way, Sparks, NV](#)

House For Sale: \$99,000

[Zestimate](#)[®]: \$96,300

Mortgage: \$397/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,232

Lot: 7,405

Days on Zillow: 103

Built: 1961

Single Family

Price/sqft: \$80

[Maps](#)

[Save](#)

[Comps](#)



13 Photos

[3204 Sandy St, Sparks, NV](#)

House For Sale: \$129,000

[Zestimate](#)[®]: \$129,000

Mortgage: \$518/mo

[See current rates](#)

Beds: 4

Baths: 3.0

Sqft: 2,128

Lot: 6,098

Days on Zillow: 109

Built: 1974

Single Family

Price/sqft: \$60

[Maps](#)

[Save](#)

[Comps](#)



7 Photos

[\(undisclosed Address\), Sparks, NV](#)

House For Sale: \$129,000

Price Cut: \$10,000 (Jul 16)

[Zestimate](#)[®]: --

Mortgage: \$518/mo

Beds: --

Baths: --

Sqft: --

Lot: --

Days on Zillow: 151

Built: --

Price/sqft: --

[Save](#)



3 Photos

[1970 11th St, Sparks, NV](#)

House For Sale: \$134,900

[Zestimate](#)[®]: \$118,000

Mortgage: \$541/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,092

Lot: 5,662

Days on Zillow: 637

Built: 1958

Single Family

Price/sqft: \$123

[Maps](#)

[Save](#)

[Comps](#)

[See Zestimate history](#)



1 Photo

[York Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: --

Mortgage: N/A

[See current rates](#)

Beds: 3
Baths: 1.0
Sqft: 1,296
Lot: --
Days on Zillow: 4
Built: 1959
Single Family
Price/sqft: --

[Save](#)



1 Photo

[909 Sbragia Way, Sparks, NV](#)

House For Sale: \$94,900

[Zestimate](#)[®]: \$85,600

Mortgage: \$381/mo

[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,512
Lot: 6,098
Days on Zillow: 5
Built: 1954
Single Family
Price/sqft: \$62

[Maps](#)

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[Comps](#)

Get the most accurate



1 Photo

[Upton Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: --

Mortgage: N/A

[See current rates](#)

Beds: 4
Baths: 1.0
Sqft: 1,196
Lot: --
Days on Zillow: 7
Built: 1958
Single Family
Price/sqft: --

[Save](#)

Get the most accurate



1 Photo

[Tyler Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: --

Mortgage: N/A

[See current rates](#)

Beds: 2
Baths: 2.0
Sqft: 1,272
Lot: --

Days on Zillow: 8
 Built: 1979
 Condo
 Price/sqft: --
[Save](#)

[View Photos](#)

No Aerial Photo
 Available

1 Photo
[11th St, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: --

Mortgage: N/A

[See current rates](#)

Beds: 3
 Baths: 1.0
 Sqft: 1,738
 Lot: --
 Days on Zillow: 8
 Built: 1954
 Single Family
 Price/sqft: --
[Save](#)

[View Photos](#)



1 Photo
[York Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: --

Mortgage: N/A

[See current rates](#)

Beds: 2
 Baths: 1.0
 Sqft: 1,167
 Lot: --
 Days on Zillow: 8
 Built: 1972
 Single Family
 Price/sqft: --
[Save](#)



11 Photos
[11 E Lenwood Dr, Sparks, NV](#)

House For Sale: \$84,900

[Zestimate](#)[®]: \$89,200

Mortgage: \$341/mo

[See current rates](#)

Beds: 3
 Baths: 2.0
 Sqft: 1,344
 Lot: 6,534
 Days on Zillow: 8
 Built: 1962
 Single Family
 Price/sqft: \$63
[Maps](#)
[Save](#)
[Comps](#)



12 Photos

[1945 4th St APT 48, Sparks, NV](#)

Home For Sale: \$48,000

[Zestimate](#)[®]: --

Mortgage: \$193/mo

[See current rates](#)

Beds: 2

Baths: 1.0

Sqft: 942

Lot: --

Days on Zillow: 8

Built: 1960

Condo

Price/sqft: \$50

[Maps](#)

[Save](#)

[Comps](#)



9 Photos

[95 E Emerson Way, Sparks, NV](#)

House For Sale: \$95,000

Price Cut: \$5,000 (Jul 16)

[Zestimate](#)[®]: \$87,600

Mortgage: \$381/mo

Beds: 3

Baths: 2.0

Sqft: 1,175

Lot: 6,098

Days on Zillow: 13

Built: 1964

Single Family

Price/sqft: \$80

[Maps](#)

[Save](#)

[Comps](#)



2 Photos

[6 Amberley Way, Sparks, NV](#)

House For Sale: \$94,000

[Zestimate](#)[®]: \$82,900

Mortgage: \$377/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 988

Lot: 5,227

Days on Zillow: 13

Built: 1962

Single Family

Price/sqft: \$95

[Maps](#)

[Save](#)

[Comps](#)



11 Photos
[2779 14th St, Sparks, NV](#)
House For Sale: \$89,900

[Zestimate](#)[®]: \$76,700
Mortgage: \$361/mo

[See current rates](#)

Beds: 3
Baths: 1.0
Sqft: 1,092
Lot: 6,098
Days on Zillow: 13
Built: 1959
Single Family
Price/sqft: \$82

[Maps](#)
[Save](#)
[Comps](#)



1 Photo
[Courtland Way, Sparks, NV](#)
Foreclosure: N/A

[Zestimate](#)[®]: \$84,400
Mortgage: N/A

[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,308
Lot: --
Days on Zillow: 15
Built: 1963
Single Family
Price/sqft: --

[Save](#)



13 Photos
[123 Elges Way, Sparks, NV](#)

House For Sale: \$97,000
Price Cut: \$8,800 (Jul 23)

[Zestimate](#)[®]: \$105,800
Mortgage: \$389/mo

Beds: 3
Baths: 2.0
Sqft: 1,356
Lot: 6,098
Days on Zillow: 17
Built: 1971
Single Family
Price/sqft: \$71

[Maps](#)
[Save](#)
[Comps](#)



13 Photos
[2015 Kim Way, Sparks, NV](#)

House For Sale: \$82,900
[Zestimate](#)[®]: \$111,900
Mortgage: \$333/mo

[See current rates](#)

Beds: 3
 Baths: 2.0
 Sqft: 1,967
 Lot: 11,761
 Days on Zillow: 18
 Built: 1967
 Single Family
 Price/sqft: \$42

[Maps](#)

[Save](#)

[Comps](#)



1 Photo

[Gault Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$84,100

Mortgage: N/A

[See current rates](#)

Beds: 4
 Baths: 2.0
 Sqft: 1,400
 Lot: --
 Days on Zillow: 18
 Built: 1970
 Single Family
 Price/sqft: --

[Save](#)



10 Photos

[2141 Lexington Way, Sparks, NV](#)

House For Sale: \$119,000

[Zestimate](#)[®]: \$96,800

Mortgage: \$477/mo

[See current rates](#)

Beds: 3
 Baths: 2.0
 Sqft: 1,232
 Lot: 6,534
 Days on Zillow: 21
 Built: 1961
 Single Family
 Price/sqft: \$96

[Maps](#)

[Save](#)

[Comps](#)



1 Photo

[Lenwood Dr, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$113,300

Mortgage: N/A

[See current rates](#)

Beds: 6
 Baths: 3.0

Sqft: 2,320
 Lot: --
 Days on Zillow: 27
 Built: 1963
 Single Family
 Price/sqft: --
[Save](#)



1 Photo
[Rock Blvd, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$44,400
 Mortgage: N/A
[See current rates](#)

Beds: 2
 Baths: 1.0
 Sqft: 1,167
 Lot: --
 Days on Zillow: 27
 Built: 1972
 Condo
 Price/sqft: --
[Save](#)



1 Photo
[Gault Way, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$82,000
 Mortgage: N/A
[See current rates](#)

Beds: 3
 Baths: 2.0
 Sqft: 1,343
 Lot: --
 Days on Zillow: 29
 Built: 1981
 Single Family
 Price/sqft: --
[Save](#)



13 Photos
[3230 Probasco Way, Sparks, NV](#)

House For Sale: \$78,000
 Price Cut: \$3,900 (Jul 15)
[Zestimate](#)[®]: \$86,500
 Mortgage: \$313/mo

Beds: 3
 Baths: 2.0
 Sqft: 988
 Lot: 9,147
 Days on Zillow: 30
 Built: 1963
 Single Family
 Price/sqft: \$78
[Maps](#)

Save
Comps



9 Photos

[984 Holman Way, Sparks, NV](#)

Home For Sale: \$55,000

[Zestimate®](#): \$90,500

Mortgage: \$221/mo

[See current rates](#)

Beds: 2

Baths: 2.0

Sqft: 1,272

Lot: 1,306

Days on Zillow: 30

Built: 1979

Condo

Price/sqft: \$43

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[Comps](#)

1 2 3 4 5 6

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[95434](#)
[95435](#)
[95436](#)
[95437](#)

Why use Zillow?

Zillow helps you find Sparks NV homes for sale listings. By analyzing Sparks real estate information on thousands of homes in Nevada and across the United States, we calculate home values (Zestimates) and the Zillow Home Value Price Index for Sparks, its neighborhoods, and surrounding areas.

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House For Sale: \$123,800

[Zestimate](#)[®]: \$94,600

Mortgage: \$497/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,325

Lot: 6,098

Days on Zillow: 33

Built: 1961

Single Family

Price/sqft: \$93

[Maps](#)

[Save](#)

[Comps](#)



11 Photos

[1050 York Way, Sparks, NV](#)

House For Sale: \$130,000

[Zestimate](#)[®]: \$102,100

Mortgage: \$522/mo

[See current rates](#)

Beds: 4

Baths: 2.0

Sqft: 1,574

Lot: 7,840

Days on Zillow: 33

Built: 1963

Single Family

Price/sqft: \$82

[Maps](#)

[Save](#)

[Comps](#)



12 Photos

[3215 Lucerne Way, Sparks, NV](#)

House For Sale: \$70,700

Price Cut: \$10,100 (Jul 23)

[Zestimate](#)[®]: \$92,900

Mortgage: \$284/mo

Beds: 3

Baths: 2.0

Sqft: 1,324

Lot: 6,098

Days on Zillow: 35

Built: 1963

Single Family

Price/sqft: \$53

[Maps](#)

[Save](#)

[Comps](#)



10 Photos

[1551 York Way, Sparks, NV](#)

Home For Sale: \$47,500

Price Cut: \$7,400 (Jul 21)

[Zestimate](#)[®]: \$45,500

Mortgage: \$191/mo

Beds: 3
Baths: 1.5
Sqft: 1,247
Lot: 435
Days on Zillow: 36
Built: 1972
Condo
Price/sqft: \$38

[Maps](#)
[Save](#)
[Comps](#)



1 Photo

[York Way, Sparks, NV](#)

Foreclosure: \$47,500
Price Cut: \$7,400 (Jul 22)
[Zestimate](#)[®]: \$46,300
Mortgage: \$191/mo

Beds: 3
Baths: 1.0
Sqft: 1,247
Lot: --
Days on Zillow: 36
Built: 1972
Condo
Price/sqft: \$38

[Save](#)



1 Photo

[Sawyer Way, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$59,700
Mortgage: N/A

[See current rates](#)

Beds: 3
Baths: 1.0
Sqft: --
Lot: --
Days on Zillow: 39
Built: --
Single Family
Price/sqft: --

[Save](#)



4 Photos

[2508 Patrice Dr, Sparks, NV](#)

House For Sale: \$85,000
[Zestimate](#)[®]: \$91,500
Mortgage: \$341/mo

[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,144
Lot: 6,098

Days on Zillow: 39
Built: 1973
Single Family
Price/sqft: \$74

[Maps](#)

[Save](#)

[Comps](#)



13 Photos

[60 E Devere Way, Sparks, NV](#)

House For Sale: \$102,900

[Zestimate](#)[®]: \$104,900

Mortgage: \$413/mo

[See current rates](#)

Beds: 5
Baths: 1.0
Sqft: 1,688
Lot: 6,969
Days on Zillow: 40
Built: 1962
Single Family
Price/sqft: \$60

[Maps](#)

[Save](#)

[Comps](#)



13 Photos

[2195 Nelson Way, Sparks, NV](#)

House For Sale: \$79,900

[Zestimate](#)[®]: \$88,700

Mortgage: \$321/mo

[See current rates](#)

Beds: 4
Baths: 2.0
Sqft: 1,196
Lot: 6,969
Days on Zillow: 40
Built: 1961
Single Family
Price/sqft: \$66

[Maps](#)

[Save](#)

[Comps](#)



1 Photo

[900 Mongolo Dr, Sparks, NV](#)

House For Sale: \$140,000

[Zestimate](#)[®]: \$155,100

Mortgage: \$562/mo

[See current rates](#)

Beds: 4
Baths: 3.0
Sqft: 3,333
Lot: 45,302
Days on Zillow: 45
Built: 1962
Single Family
Price/sqft: \$42

[Maps](#)

[Save](#)
[Comps](#)



5 Photos

[2275 Nelson Way, Sparks, NV](#)

House For Sale: \$79,900

Price Cut: \$5,100 (Jul 13)

[Zestimate](#)[®]: \$79,600

Mortgage: \$321/mo

Beds: 3

Baths: 1.0

Sqft: 1,044

Lot: 6,839

Days on Zillow: 48

Built: 1961

Single Family

Price/sqft: \$76

[Maps](#)

[Save](#)

[Comps](#)



1 Photo

[1945 4th St APT 44, Sparks, NV](#)

House For Sale: \$30,000

[Zestimate](#)[®]: \$31,500

Mortgage: \$120/mo

[See current rates](#)

Beds: 2

Baths: 1.0

Sqft: 945

Lot: --

Days on Zillow: 49

Built: 1960

Price/sqft: \$31

[Maps](#)

[Save](#)

[Comps](#)

[Map to location](#)



1 Photo

[Saltern Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$83,100

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,435

Lot: --

Days on Zillow: 50

Built: 1974

Price/sqft: --

[Save](#)



4 Photos

[55 Meggindick Way, Sparks, NV](#)

House For Sale: \$95,000

Price Cut: \$5,000 (Jul 20)

[Zestimate](#)[®]: \$99,100

Mortgage: \$381/mo

Beds: 3

Baths: 2.0

Sqft: 1,249

Lot: 6,534

Days on Zillow: 52

Built: 1965

Single Family

Price/sqft: \$76

[Maps](#)[Save](#)[Comps](#)

1 Photo

[4th St, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$67,700

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,044

Lot: --

Days on Zillow: 53

Built: 1960

Price/sqft: --

[Save](#)

1 Photo

[11th St, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$73,300

Mortgage: N/A

[See current rates](#)

Beds: 4

Baths: 1.0

Sqft: 1,260

Lot: --

Days on Zillow: 53

Built: 1959

Price/sqft: --

[Save](#)

17 Photos

[1120 Upton Way, Sparks, NV](#)

House For Sale: \$49,900

Price Cut: \$4,600 (Jul 15)

[Zestimate](#)[®]: \$58,100

Mortgage: \$200/mo

Beds: 4

Baths: 2.0

Sqft: 1,092
 Lot: 6,011
 Days on Zillow: 53
 Built: 1958
 Single Family
 Price/sqft: \$45

[Maps](#)
[Save](#)
[Comps](#)

Compass.com



1 Photo
[Sandy St, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$115,300
 Mortgage: N/A
[See current rates](#)

Beds: 4
 Baths: 2.0
 Sqft: 2,128
 Lot: --
 Days on Zillow: 54
 Built: 1974
 Price/sqft: --
[Save](#)

Compass.com



1 Photo
[Boise Ct, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$99,300
 Mortgage: N/A
[See current rates](#)

Beds: 3
 Baths: 2.0
 Sqft: 1,786
 Lot: --
 Days on Zillow: 54
 Built: 2000
 Price/sqft: --
[Save](#)



13 Photos
[1445 Vance Way, Sparks, NV](#)

House For Sale: \$74,900
[Zestimate](#)[®]: \$78,500
 Mortgage: \$300/mo
[See current rates](#)

Beds: 3
 Baths: 1.0
 Sqft: 1,092
 Lot: 6,098
 Days on Zillow: 55
 Built: 1958
 Single Family
 Price/sqft: \$68
[Maps](#)

[Save](#)
[Comps](#)



1 Photo

[Tyler Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$53,100

Mortgage: N/A

[See current rates](#)

Beds: 2

Baths: 2.0

Sqft: 1,272

Lot: --

Days on Zillow: 55

Built: 1979

Price/sqft: --

[Save](#)



13 Photos

[435 Lenwood Dr, Sparks, NV](#)

House For Sale: \$89,900

Price Cut: \$10,100 (Jul 13)

[Zestimate](#)[®]: \$124,100

Mortgage: \$361/mo

Beds: 5

Baths: 2.0

Sqft: 2,320

Lot: 6,098

Days on Zillow: 55

Built: 1963

Single Family

Price/sqft: \$38

[Maps](#)

[Save](#)

[Comps](#)



11 Photos

[1185 Zephyr Way, Sparks, NV](#)

House For Sale: \$75,000

[Zestimate](#)[®]: \$76,200

Mortgage: \$301/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,044

Lot: 5,662

Days on Zillow: 55

Built: 1958

Single Family

Price/sqft: \$71

[Maps](#)

[Save](#)

[Comps](#)

Price Cut: \$8,000 (Jun 27)

[Zestimate](#)[®]: \$82,000

Mortgage: \$281/mo

Beds: 3

Baths: 2.0

Sqft: 1,176

Lot: 6,534

Days on Zillow: 124

Built: 1963

Single Family

Price/sqft: \$59

[Maps](#)

[Save](#)

[Comps](#)

[Foreclosure.com](#)



1 Photo

[Nowlin Ln, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$82,900

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,350

Lot: --

Days on Zillow: 136

Built: 1966

Single Family

Price/sqft: --

[Save](#)

[Foreclosure.com](#)



1 Photo

[Mercy Ct, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$103,800

Mortgage: N/A

[See current rates](#)

Beds: 4

Baths: 2.0

Sqft: 1,659

Lot: --

Days on Zillow: 138

Built: 1991

Single Family

Price/sqft: --

[Save](#)



13 Photos

[3270 Lucerne Way, Sparks, NV](#)

House For Sale: \$89,500

[Zestimate](#)[®]: \$102,800

Mortgage: \$360/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,512
Lot: 6,098
Days on Zillow: 141
Built: 1963
Single Family
Price/sqft: \$59

[Maps](#)
[Save](#)
[Comps](#)



1 Photo
[Penny Way, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$89,900
Mortgage: N/A
[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,564
Lot: --
Days on Zillow: 147
Built: 1970
Price/sqft: --
[Save](#)



4 Photos
[3238 Bunker Hill Ln, Sparks, NV](#)
House For Sale: \$135,000

[Zestimate](#)[®]: \$98,600
Mortgage: \$543/mo
[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,634
Lot: 6,534
Days on Zillow: 169
Built: 1977
Single Family
Price/sqft: \$82

[Maps](#)
[Save](#)
[Comps](#)



1 Photo
[Queen Way, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$47,400
Mortgage: N/A
[See current rates](#)

Beds: --
Baths: --
Sqft: --
Lot: --
Days on Zillow: 189
Built: --

Days on Zillow: 35
Built: 1977
Single Family
Price/sqft: --
[Save](#)



1 Photo
[Penny Way, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$69,600
Mortgage: N/A
[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,854
Lot: --
Days on Zillow: 50
Built: 1970
Single Family
Price/sqft: --
[Save](#)



1 Photo
[Duggan Ave, Sparks, NV](#)

Foreclosure: N/A
[Zestimate](#)[®]: \$73,200
Mortgage: N/A
[See current rates](#)

Beds: 4
Baths: 2.0
Sqft: --
Lot: --
Days on Zillow: 75
Built: --
Single Family
Price/sqft: --
[Save](#)



8 Photos
[3270 Vickie Ln, Sparks, NV](#)

House For Sale: \$90,000
Price Cut: \$10,000 (Jul 20)
[Zestimate](#)[®]: \$95,000
Mortgage: \$362/mo

Beds: 3
Baths: 2.0
Sqft: 1,176
Lot: 6,098
Days on Zillow: 81
Built: 1964
Single Family
Price/sqft: \$76
[Maps](#)
[Save](#)
[Comps](#)



13 Photos

[3575 Rocky Ridge Ct, Sparks, NV](#)

House For Sale: \$495,000

[Zestimate](#)[®]: \$413,300

Mortgage: \$1,993/mo

[See current rates](#)

Beds: 3

Baths: 3.0

Sqft: 4,222

Lot: 67,953

Days on Zillow: 91

Built: 1999

Single Family

Price/sqft: \$117

[Maps](#)

[Save](#)

[Comps](#)

foreclosure.com



1 Photo

[N Truckee Ln, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$113,700

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,692

Lot: --

Days on Zillow: 92

Built: 1977

Price/sqft: --

[Save](#)

foreclosure.com



1 Photo

[Delna Dr, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$77,800

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,176

Lot: --

Days on Zillow: 109

Built: 1963

Price/sqft: --

[Save](#)



10 Photos

[3240 Probasco Way, Sparks, NV](#)

House For Sale: \$69,900

Price Cut: \$8,800 (Jul 23)

[Zestimate](#)[®]: \$105,800

Mortgage: \$390/mo

Beds: 3

Baths: 2.0

Sqft: 1,356

Lot: 6,098

Days on Zillow: 17

Built: 1971

Single Family

Price/sqft: \$71

[Maps](#)

[Save](#)

[Comps](#)

Remodeled 10/07



1 Photo

[Montecito Dr, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$112,100

Mortgage: N/A

[See current rates](#)

Beds: 5

Baths: 3.0

Sqft: 1,994

Lot: --

Days on Zillow: 22

Built: 1970

Single Family

Price/sqft: --

[Save](#)



4 Photos

[3620 Keogh Dr, Sparks, NV](#)

House For Sale: \$102,000

[Zestimate](#)[®]: \$104,700

Mortgage: \$411/mo

[See current rates](#)

Beds: 3

Baths: 3.0

Sqft: 1,336

Lot: 6,969

Days on Zillow: 28

Built: 1978

Single Family

Price/sqft: \$76

[Maps](#)

[Save](#)

[Comps](#)



9 Photos

[3300 Wilma Dr, Sparks, NV](#)

House For Sale: \$140,000

Price Cut: \$5,000 (Jul 16)

[Zestimate](#)[®]: \$147,100

Mortgage: \$564/mo

Beds: 4

Baths: 3.0

Sqft: 2,084
Lot: 6,534
Days on Zillow: 30
Built: 1977
Single Family
Price/sqft: \$67

[Maps](#)
[Save](#)
[Comps](#)



13 Photos

[3230 Probasco Way, Sparks, NV](#)

House For Sale: \$78,000
Price Cut: \$3,900 (Jul 15)

[Zestimate](#)[®]: \$86,500
Mortgage: \$314/mo

Beds: 3
Baths: 2.0
Sqft: 988
Lot: 9,147
Days on Zillow: 30
Built: 1963
Single Family
Price/sqft: \$78

[Maps](#)
[Save](#)
[Comps](#)



8 Photos

[3585 4th St, Sparks, NV](#)

House For Sale: \$72,000

[Zestimate](#)[®]: \$86,900
Mortgage: \$290/mo

[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 988
Lot: 6,098
Days on Zillow: 30
Built: 1965
Single Family
Price/sqft: \$72

[Maps](#)
[Save](#)
[Comps](#)



1 Photo

[Shari Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: --
Mortgage: N/A

[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,914
Lot: --



13 Photos

[3204 Sandy St, Sparks, NV](#)

House For Sale: \$129,000

[Zestimate](#)[®]: \$129,000

Mortgage: \$519/mo

[See current rates](#)

Beds: 4

Baths: 3.0

Sqft: 2,128

Lot: 6,098

Days on Zillow: 109

Built: 1974

Single Family

Price/sqft: \$60

[Maps](#)

[Save](#)

[Comps](#)



10 Photos

[3325 Delna Dr, Sparks, NV](#)

House For Sale: \$89,900

Price Cut: \$15,000 (Jun 3)

[Zestimate](#)[®]: \$92,100

Mortgage: \$362/mo

Beds: 3

Baths: 2.0

Sqft: 1,292

Lot: 6,534

Days on Zillow: 110

Built: 1963

Single Family

Price/sqft: \$69

[Maps](#)

[Save](#)

[Comps](#)

[maplandia.com](#)



1 Photo

[Edna Ct, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: --

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,692

Lot: --

Days on Zillow: 4

Built: 1977

Single Family

Price/sqft: --

[Save](#)



2 Photos

[3644 4th St. Sparks, NV](#)

House For Sale: \$120,000

[Zestimate](#)[®]: \$123,200

Mortgage: \$483/mo

[See current rates](#)

Beds: 3

Baths: 3.0

Sqft: 1,760

Lot: 8,712

Days on Zillow: 4

Built: 1978

Single Family

Price/sqft: \$68

[Maps](#)

[Save](#)

[Comps](#)

[See current rates](#)



1 Photo

[3450 Nowlin Ln. Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$101,100

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,350

Lot: 6,621

Days on Zillow: 6

Built: 1966

Single Family

Price/sqft: --

[Maps](#)

[Save](#)

[Comps](#)



12 Photos

[3460 Gwynelle Ct. Sparks, NV](#)

House For Sale: \$120,000

[Zestimate](#)[®]: \$143,400

Mortgage: \$483/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 2,103

Lot: 7,405

Days on Zillow: 7

Built: 2002

Single Family

Price/sqft: \$57

[Maps](#)

[Save](#)

[Comps](#)



13 Photos

[123 Elges Way. Sparks, NV](#)

House For Sale: \$97,000



1 Photo
[York Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$61,000

Mortgage: N/A

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,422

Lot: --

Days on Zillow: 301

Built: 1958

Single Family

Price/sqft: --

[Save](#)



13 Photos
[1340 Plymouth Way, Sparks, NV](#)

Pending: \$67,000

[Zestimate](#)[®]: \$69,300

Mortgage: \$270/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,044

Lot: 6,098

Days on Zillow: 308

Built: 1959

Single Family

Price/sqft: \$64

[Maps](#)

[Save](#)

[Comps](#)



9 Photos
[89 P St, Sparks, NV](#)

House For Sale: \$79,000

[Zestimate](#)[®]: \$82,200

Mortgage: \$318/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,067

Lot: 6,098

Days on Zillow: 327

Built: 1956

Single Family

Price/sqft: \$74

[Maps](#)

[Save](#)

[Comps](#)



9 Photos
[3221 Lagomarsino Dr, Sparks, NV](#)

House For Sale: \$135,000

[Zestimate](#)[®]: \$136,300

Mortgage: \$543/mo

[See current rates](#)

Beds: 4

Baths: 2.0

Sqft: 1,926

Lot: 6,098

Days on Zillow: 341

Built: 1977

Single Family

Price/sqft: \$70

[Maps](#)

[Save](#)

[Comps](#)



13 Photos

[650 Richards Way, Sparks, NV](#)

House For Sale: \$82,900

[Zestimate](#)[®]: \$92,900

Mortgage: \$334/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,479

Lot: 6,098

Days on Zillow: 347

Built: 1960

Single Family

Price/sqft: \$56

[Maps](#)

[Save](#)

[Comps](#)

View this map on Zillow



1 Photo

[Galleron Way, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$73,300

Mortgage: N/A

[See current rates](#)

Beds: 4

Baths: 2.0

Sqft: 1,358

Lot: --

Days on Zillow: 368

Built: 1962

Single Family

Price/sqft: --

[Save](#)



1 Photo

[358 Lenwood Dr, Sparks, NV](#)

Pending: \$90,000

[Zestimate](#)[®]: \$97,800

Mortgage: \$362/mo

[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,333
Lot: 6,098
Days on Zillow: 440
Built: 1971
Single Family
Price/sqft: \$67

[Maps](#)

[Save](#)

[Comps](#)



1 Photo

[2253 Oppio St, Sparks, NV](#)

House For Sale: \$56,500

[Zestimate](#)[®]: \$54,200

Mortgage: \$227/mo

[See current rates](#)

Beds: 3
Baths: 1.0
Sqft: 1,247
Lot: 436
Days on Zillow: 446
Built: 1972
Single Family
Price/sqft: \$45

[Maps](#)

[Save](#)

[Comps](#)

[See current rates](#)



1 Photo

[Lennox Ln, Sparks, NV](#)

Foreclosure: N/A

[Zestimate](#)[®]: \$84,400

Mortgage: N/A

[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,344
Lot: --
Days on Zillow: 451
Built: 1962
Single Family
Price/sqft: --

[Save](#)



8 Photos

[2772 16th St, Sparks, NV](#)

Home For Sale: \$45,300

[Zestimate](#)[®]: \$45,700

Mortgage: \$182/mo

[See current rates](#)

Beds: 3
Baths: 2.0
Sqft: 1,044
Lot: 435

Days on Zillow: 690
Built: 1971
Condo
Price/sqft: \$43

[Maps](#)

[Save](#)

[Comps](#)



1 Photo

[575 Sawyer Way, Sparks, NV](#)

House For Sale: \$109,900

[Zestimate](#)[®]: \$99,500

Mortgage: \$442/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 1,044

Lot: 6,098

Days on Zillow: 768

Built: 1960

Single Family

Price/sqft: \$105

[Maps](#)

[Save](#)

[Comps](#)

no photos

[24 E Lenwood Dr, Sparks, NV](#)

House For Sale: \$81,200

[Zestimate](#)[®]: \$78,600

Mortgage: \$327/mo

[See current rates](#)

Beds: 3

Baths: 1.0

Sqft: 988

Lot: 8,451

Days on Zillow: 4

Built: 1962

Single Family

Price/sqft: \$82

[Maps](#)

[Save](#)

[Comps](#)

no photos

[1622 Tyler Way, Sparks, NV](#)

House For Sale: \$70,000

[Zestimate](#)[®]: \$68,900

Mortgage: \$282/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,301

Lot: 5,662

Days on Zillow: 600

Built: 1963

Single Family

Price/sqft: \$53

[Maps](#)

[Save](#)

[Comps](#)

Single Family

Price/sqft: --

[Save](#)



1 Photo

[3330 Delna Dr. Sparks, NV](#)

House For Sale: \$74,900

[Zestimate](#)[®]: \$78,600

Mortgage: \$302/mo

[See current rates](#)

Beds: 3

Baths: 2.0

Sqft: 1,176

Lot: 6.098

Days on Zillow: 192

Built: 1965

Single Family

Price/sqft: \$63

[Maps](#)

[Save](#)

[Comps](#)

Residential Comparables for Rent

Group I (900+/- to 1200+/- sf)

Average living area	1070 +/- sf
Number of parcels	36
Number of comps	31

Group II (1201+/- to 1600 +/- sf)

Average living area	1415 +/- sf
Number of parcels	16
Number of comps	33

Group III (1601 +/- to 1900+/- sf)

Average living area	1647+/- sf
Number of parcels	6
Number of comps	4

Group IV (1901+/- to 2700+/- sf)

Average living area	2201+/- sf
Number of parcels	10
Number of comps	18



3 Photos
[3112 N Truckee Ln, Sparks, NV](#)
 House For Rent: \$695/mo
 Rent Zestimate®: \$695/mo
 Pets OK: --
 Availability: now
 Beds: 2
 Baths: 1.5
 Sqft: 973
 Lot: --
 Days on Zillow: 431
 Built: --
 Single Family
 Price/sqft: \$171
[Maps](#)
[Save](#)



3 Photos
[819 Glen Valley Dr, Sparks, NV](#)
 House For Rent: \$1,295/mo
 Rent Zestimate®: \$1,268/mo
 Pets OK: --
 Availability: now
 Beds: 4
 Baths: 2.0
 Sqft: 1,984
 Lot: 5,968
 Days on Zillow: 5
 Built: 1973
 Single Family
 Price/sqft: \$156
[Maps](#)
[Save](#)



2 Photos
[505 E Gault Way, Sparks, NV](#)
 House For Rent: \$1,100/mo
 Rent Zestimate®: \$1,129/mo
 Pets OK: --
 Availability: now
 Beds: 4
 Baths: 2.0
 Sqft: 1,156
 Lot: 8,015
 Days on Zillow: 10
 Built: 1981
 Single Family
 Price/sqft: \$228
[Maps](#)
[Save](#)



3 Photos
[3110 N Truckee Ln, Sparks, NV](#)
 House For Rent: \$695/mo
 Rent Zestimate®: \$702/mo
 Pets OK: --
 Availability: now
 Beds: 2
 Baths: 2.5
 Sqft: 973
 Lot: 871
 Days on Zillow: 14
 Built: 1986

Condo
Price/sqft: \$171
Maps
Save



4 Photos
[2295 Nelson Way, Sparks, NV](#)
~~House For Rent~~ \$1,000/mo
Rent Zestimate® \$995/mo
Pets OK: --
Availability: now
~~Beds: 3~~
~~Baths: 1.0~~
~~Sqft: 1,044~~
Lot: 6,839
Days on Zillow: 157
Built: 1961
Single Family
Price/sqft: \$229
Maps
Save

 no photo

[1206 Lawton Ct, Sparks, NV](#)
~~House For Rent~~ \$1,200/mo
Rent Zestimate® \$1,216/mo
Pets OK: --
Availability: now
Beds: 3
Baths: 2.0
Sqft: 1,376
Lot: 5,662
Days on Zillow: 50



4 Photos

[1647 York Way, Sparks, NV](#)

Home For Rent: \$795/mo

[Rent Zestimate](#)[®]: \$845/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.5

Sqft: 1,220

Lot: --

Days on Zillow: 24

Built: 1971

Condo

Price/sqft: \$156

[Maps](#)

[Save](#)



6 Photos

[1672 Gault Way, Sparks, NV](#)

Home For Rent: \$875/mo

[Rent Zestimate](#)[®]: \$907/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,048

Lot: --

Days on Zillow: 54

Built: 1971

Condo

Price/sqft: \$200

[Maps](#)

[Save](#)



10 Photos

[1593 York Way, Sparks, NV](#)

Home For Rent: \$895/mo

[Rent Zestimate](#)[®]: \$899/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,287

Lot: 2,613

Days on Zillow: 57

Built: 1984

Condo

Price/sqft: \$166

[Maps](#)

[Save](#)



4 Photos

[2295 Nelson Way, Sparks, NV](#)

House For Rent: \$1,000/mo

[Rent Estimate](#): \$995/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 1.0

Sqft: 1,044

Lot: 8,839

Days on Zillow: 158

Built: 1961

Single Family

Price/sqft: \$229

[Maps](#)

[Save](#)



5 Photos
[1800 Sullivan Ln, Sparks, NV](#)

House For Rent: \$500/mo

[Rent Zestimate](#)[®]: \$598/mo

Pets OK: --

Availability: now

Beds: 1

Baths: 1.0

Sqft: 700

Lot: 52,882

Days on Zillow: 81

Built: 1974

Single Family

Price/sqft: \$171

[Maps](#)

[Save](#)



4 Photos
[1305 Pyramid Way, Sparks, NV](#)

House For Rent: \$549/mo

[Rent Zestimate](#)[®]: \$552/mo

Pets OK: --

Availability: now

Beds: 1

Baths: 1.0

Sqft: 650

Lot: 274,776

Days on Zillow: 130

Built: 1977

Single Family

Price/sqft: \$202

[Maps](#)

[Save](#)



6 Photos
[1090 Rock Blvd, Sparks, NV](#)

House For Rent: \$595/mo

[Rent Zestimate](#)[®]: \$663/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.0

Sqft: 800

Lot: 76,993

Days on Zillow: 82

Built: 1988

Single Family

Price/sqft: \$173

[Maps](#)

[Save](#)



2 Photos
[3230 Wedekind Rd APT 109, Sparks, NV](#)

Home For Rent: \$750/mo

[Rent Zestimate](#)[®]: \$975/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.5

Sqft: 1,198

Lot: 1,306

Days on Zillow: 26

Built: 1988

Condo

Price/sqft: \$150

[Maps](#)

[Save](#)



4 Photos

[1647 York Way, Sparks, NV](#)

Home For Rent: \$795/mo

[Rent Zestimate](#)[®]: \$845/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.5

Sqft: 1,220

Lot: --

Days on Zillow: 24

Built: 1971

Condo

Price/sqft: \$156

[Maps](#)

[Save](#)



10 Photos

[1593 York Way, Sparks, NV](#)

Home For Rent: \$895/mo

[Rent Zestimate](#)[®]: \$899/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,287

Lot: 2,613

Days on Zillow: 57

Built: 1984

Condo

Price/sqft: \$166

[Maps](#)

[Save](#)



8 Photos

[2585 Garfield Dr, Sparks, NV](#)

Home For Rent: \$950/mo

[Rent Zestimate](#)[®]: \$1,021/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,222

Lot: 10,890

Days on Zillow: 30
Built: 1992
Condo
Price/sqft: \$186

[Maps](#)
[Save](#)



5 Photos

[1105 Prospect Ave, Sparks, NV](#)

House For Rent: \$1,095/mo

[Rent Zestimate](#)[®]: \$955/mo

Pets OK: small dogs

Availability: now

Beds: 3

Baths: 1.0

Sqft: 1,092

Lot: 6,011

Days on Zillow: 45

Built: 1955

Single Family

Price/sqft: \$240

[Maps](#)
[Save](#)



7 Photos

[2165 Capurro Way, Sparks, NV](#)

House For Rent: \$1,225/mo

[Rent Zestimate](#)[®]: \$1,125/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,336

Lot: 3,969

Days on Zillow: 53

Built: 1977

Single Family

Price/sqft: \$219

[Maps](#)
[Save](#)

6 Photos

[2364 Roundhouse Rd, Sparks, NV](#)

Home For Rent: \$780/mo

[Rent Zestimate](#)[®]: \$818/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.0

Sqft: 1,100

Lot: --

Days on Zillow: 15

Built: 1979

Condo

Price/sqft: \$170

[Maps](#)

[Save](#)



1 Photo

[1532 F St, Sparks, NV](#)

House For Rent: \$750/mo

[Rent Zestimate](#)[®]: \$575/mo

Pets OK: --

Availability: now

Beds: 1

Baths: 1.0

Sqft: 651

Lot: 9,000

Days on Zillow: 18

Built: 1923

Single Family

Price/sqft: \$276

[Maps](#)

[Save](#)



5 Photos

[1624 F St, Sparks, NV](#)

House For Rent: \$700/mo

[Rent Zestimate](#)[®]: \$735/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.0

Sqft: 962

Lot: 6,011

Days on Zillow: 39

Built: 1936

Single Family

Price/sqft: \$174

[Maps](#)

[Save](#)



5 Photos

[1105 Prospect Ave, Sparks, NV](#)

House For Rent: \$1,095/mo

[Rent Zestimate](#)[®]: \$955/mo

Pets OK: small dogs

Availability: now

Beds: 3
Baths: 1.0
Sqft: 1,092
Lot: 6,011
Days on Zillow: 45
Built: 1955
Single Family
Price/sqft: \$240

[Maps](#)
[Save](#)



7 Photos

[2376 Roundhouse Rd, Sparks, NV](#)

Home For Rent: \$1,100/mo

[Rent Zestimate](#)[®]: \$1,147/mo

Pets OK: --
Availability: now
Beds: 3
Baths: 2.0
Sqft: 1,424
Lot: --

Days on Zillow: 50
Built: 1979
Condo
Price/sqft: \$135

[Maps](#)
[Save](#)



7 Photos

[2165 Capurro Way, Sparks, NV](#)

House For Rent: \$1,225/mo

[Rent Zestimate](#)[®]: \$1,125/mo

Pets OK: --
Availability: now
Beds: 3
Baths: 2.0
Sqft: 1,336
Lot: 6,969
Days on Zillow: 53
Built: 1977
Single Family
Price/sqft: \$219

[Maps](#)
[Save](#)



5 Photos

[1300 Sullivan Ln, Sparks, NV](#)

House For Rent: \$500/mo

[Rent Zestimate](#)[®]: \$598/mo

Pets OK: --
Availability: now
Beds: 1
Baths: 1.0
Sqft: 700
Lot: 52,382
Days on Zillow: 81
Built: 1974
Single Family
Price/sqft: \$171

[Maps](#)
[Save](#)



6 Photos
[1090 Rock Blvd, Sparks, NV](#)
House For Rent: \$595/mo
[Rent Zestimate](#)[®]: \$663/mo
Pets OK: --
Availability: now
Beds: 2
Baths: 2.0
Sqft: 800
Lot: 76,993
Days on Zillow: 82
Built: 1988
Single Family
Price/sqft: \$173

[Maps](#)
[Save](#)



4 Photos
[1325 Prater Way APT D, Sparks, NV](#)
Home For Rent: \$550/mo
[Rent Zestimate](#)[®]: \$645/mo
Pets OK: --
Availability: now
Beds: 2
Baths: 1.0
Sqft: 3,510
Lot: 3,485
Days on Zillow: 110
Built: 1960
Multi Family
Price/sqft: \$37

[Maps](#)
[Save](#)



2 Photos
[1000 El Rancho Dr, Sparks, NV](#)
Home For Rent: \$666/mo
[Rent Zestimate](#)[®]: \$660/mo
Pets OK: --
Availability: now
Beds: 2
Baths: 2.0
Sqft: 907
Lot: 292,244
Days on Zillow: 113
Built: 1989
Apartment
Price/sqft: \$176

[Maps](#)
[Save](#)



4 Photos

[1303 Pyramid Way, Sparks, NV](#)

House For Rent: \$549/mo

[Rent Zestimate](#)[®]: \$552/mo

Pets OK: --

Availability: now

Beds: 1

Baths: 1.0

Sqft: 650

Lot: 274.776

Days on Zillow: 130

Built: 1977

Single Family

Price/sqft: \$202

[Maps](#)

[Save](#)



4 Photos

[1621 G St, Sparks, NV](#)

House For Rent: \$825/mo

[Rent Zestimate](#)[®]: \$843/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 1.0

Sqft: 1,029

Lot: 3,098

Days on Zillow: 208

Built: 1956

Single Family

Price/sqft: \$192

[Maps](#)

[Save](#)

[4 photos](#)

[1522 I St, Sparks, NV](#)

Home For Rent: \$800/mo

[Rent Zestimate](#)[®]: \$595/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 1.0

Sqft: --

Lot: --

Days on Zillow: 39

Built: --

Multi Family

Price/sqft: --

[Maps](#)

[Save](#)



12 Photos

[335 La Sierra Ct. Sparks, NV](#)

House For Rent: \$1,150/mo

[Rent Zestimate](#)[®]: \$1,143/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,210

Lot: 7,840

Days on Zillow: 30

Built: 1971

Single Family

Price/sqft: \$227

[Maps](#)

[Save](#)



9 Photos

[7121 Jermann Dr, Sparks, NV](#)

House For Rent: \$1,950/mo

[Rent Zestimate](#)¹: \$1,826/mo

Pets OK: No

Availability: 08/16/2011

Beds: 5

Baths: 3.0

Sqft: 2,934

Lot: 7,815

Days on Zillow: 3

Built: 2005

Single Family

Price/sqft: \$159

[Maps](#)

[Save](#)



3 Photos

[6080 Ingleson Furnished, Sparks, NV](#)

House For Rent: \$1,295/mo

[Rent Zestimate](#)²: \$1,286/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.5

Sqft: 1,599

Lot: --

Days on Zillow: 208

Built: --

Single Family

Price/sqft: \$194

[Maps](#)

[Save](#)



1 Photo

[6080 Ingleson Dr UNIT 1014, Sparks, NV](#)

Home For Rent: \$1,195/mo

[Rent Zestimate](#)³: \$1,195/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.5

Sqft: 1,599

Lot: 1,013

Days on Zillow: 432

Built: 2002

Condo

Price/sqft: \$179

[Maps](#)

[Save](#)



3 Photos

[3112 N Truckee Ln, Sparks, NV](#)

House For Rent: \$695/mo

[Rent Zestimate](#) [®] \$895/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.5

Sqft: 973

Lot: --

Days on Zillow: 432

Built: --

Single Family

Price/sqft: \$171

[Maps](#)

[Save](#)



5 Photos

[5230 Mesa Verde Dr., Sparks, NV](#)

House For Rent: \$1,395/mo

[Rent Zestimate](#) [®] \$1,358/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,500

Lot: 3,069

Days on Zillow: 402

Built: 1997

Single Family

Price/sqft: \$223

[Maps](#)

[Save](#)



1 Photo

[7050 Poco Bueno Cir., Sparks, NV](#)

House For Rent: \$1,975/mo

[Rent Zestimate](#) [®] \$1,871/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 3.0

Sqft: 2,882

Lot: 7,884

Days on Zillow: 432

Built: 1999

Single Family

Price/sqft: \$134

[Maps](#)

[Save](#)



9 Photos

[1675 Manchester Way., Sparks, NV](#)

Home For Rent: \$800/mo

[Rent Zestimate](#) [®] \$839/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.5

Sqft: 996

Lot: --

Days on Zillow: 1
Built: 1971
Condo
Price/sqft: \$192

[Maps](#)
[Save](#)



10 Photos

[7317 Sansol Dr. Sparks, NV](#)

House For Rent: \$1,395/mo

[Rent Zestimate](#) [®] --

Pets OK: --
Availability: now
Beds: 3
Baths: 2.0
Sqft: 1,543
Lot: --

Days on Zillow: 4
Built: --
Single Family
Price/sqft: \$216

[Maps](#)
[Save](#)



6 Photos

[442 11th St. Sparks, NV](#)

House For Rent: \$495/mo

[Rent Zestimate](#) [®] \$1,431/mo

Pets OK: --
Availability: now
Beds: 2
Baths: 1.0
Sqft: 5,200
Lot: 6,970

Days on Zillow: 4
Built: 1968
Single Family
Price/sqft: \$22

[Maps](#)
[Save](#)



10 Photos

[6602 Panther Creek Dr. Sparks, NV](#)

House For Rent: \$1,495/mo

[Rent Zestimate](#) [®] \$1,321/mo

Pets OK: --
Availability: now
Beds: 4
Baths: 2.5
Sqft: 2,066
Lot: 3,526

Days on Zillow: 4
Built: 2005
Single Family
Price/sqft: \$174

[Maps](#)
[Save](#)



3 Photos

[2277 Desert Cove Ct, Sparks, NV](#)

House For Rent: \$1,300/mo

[Rent Zestimate](#)[®]: \$1,236/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,296

Lot: 6,736

Days on Zillow: 4

Built: 1999

Single Family

Price/sqft: \$240

[Maps](#)

[Save](#)



4 Photos

[6202 Black Cinder Ct, Sparks, NV](#)

House For Rent: \$1,125/mo

[Rent Zestimate](#)[®]: \$1,199/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.5

Sqft: 1,468

Lot: 3,523

Days on Zillow: 5

Built: 2000

Single Family

Price/sqft: \$186

[Maps](#)

[Save](#)



3 Photos

[819 Glen Valley Dr, Sparks, NV](#)

House For Rent: \$1,295/mo

[Rent Zestimate](#)[®]: \$1,268/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 2.0

Sqft: 1,984

Lot: 5,963

Days on Zillow: 6

Built: 1973

Single Family

Price/sqft: \$156

[Maps](#)

[Save](#)



10 Photos

[612 Pine Meadows Dr APT 1, Sparks, NV](#)

Home For Rent: \$695/mo

[Rent Zestimate](#)[®]: \$629/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.0

Sqft: 780

Lot: 435

Days on Zillow: 6

Built: 1972

Condo

Price/sqft: \$213

[Maps](#)

[Save](#)



3 Photos

[539 N Sand Crane Cir, Sparks, NV](#)

House For Rent: \$1,720/mo

[Rent Zestimate](#)[®]: \$1,521/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 3.0

Sqft: 2,598

Lot: 5,862

Days on Zillow: 6

Built: 2005

Single Family

Price/sqft: \$158

[Maps](#)

[Save](#)



1 Photo

[2191 Autumnwood Ln, Sparks, NV](#)

House For Rent: \$1,400/mo

[Rent Zestimate](#)[®]: \$1,455/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.5

Sqft: 2,163

Lot: 6,970

Days on Zillow: 7

Built: 1998

Single Family

Price/sqft: \$154

[Maps](#)

[Save](#)



9 Photos

[3380 Cityview Ter, Sparks, NV](#)

House For Rent: \$1,695/mo

[Rent Zestimate](#)[®]: \$1,465/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.5

Sqft: 2,308

Lot: 6,232

Days on Zillow: 3
Built: 2003
Single Family
Price/sqft: \$176

[Maps](#)
[Save](#)



2 Photos
[1716 Clover Leaf Dr. Sparks, NV](#)

House For Rent: \$1,275/mo
[Rent Zestimate](#)[®]: \$1,205/mo
Pets OK: --

Availability: now
Beds: 3
Baths: 2.0
Sqft: 1,387
Lot: 6,534
Days on Zillow: 9
Built: 1982
Single Family
Price/sqft: \$220

[Maps](#)
[Save](#)



14 Photos
[3646 Allegrini Ct. Sparks, NV](#)

House For Rent: \$1,800/mo
[Rent Zestimate](#)[®]: \$1,295/mo
Pets OK: --

Availability: now
Beds: 3
Baths: 2.0
Sqft: 1,563
Lot: 3,128
Days on Zillow: 11
Built: 2006
Single Family
Price/sqft: \$276

[Maps](#)
[Save](#)



10 Photos
[3273 Tenabo Way. Sparks, NV](#)

House For Rent: \$1,395/mo
[Rent Zestimate](#)[®]: \$1,360/mo
Pets OK: No

Availability: now
Beds: 4
Baths: 2.5
Sqft: 2,100
Lot: 7,884
Days on Zillow: 11
Built: 1973
Single Family
Price/sqft: \$166

[Maps](#)
[Save](#)



2 Photos

[505 E Gault Way, Sparks, NV](#)

House For Rent: \$1,100/mo

[Rent Zestimate](#)[®]: \$1,129/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 2.0

Sqft: 1,156

Lot: 8,015

Days on Zillow: 11

Built: 1981

Single Family

Price/sqft: \$228

[Maps](#)

[Save](#)



5 Photos

[6915 Centaurus Dr, Sparks, NV](#)

House For Rent: \$1,395/mo

[Rent Zestimate](#)[®]: \$1,306/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,511

Lot: 5,100

Days on Zillow: 12

Built: 2007

Single Family

Price/sqft: \$221

[Maps](#)

[Save](#)



4 Photos

[6238 Black Cinder Ct, Sparks, NV](#)

House For Rent: \$1,050/mo

[Rent Zestimate](#)[®]: \$1,173/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,249

Lot: 3,441

Days on Zillow: 12

Built: 2001

Single Family

Price/sqft: \$201

[Maps](#)

[Save](#)

5 Photos

[6915 Centaurus Dr, Sparks, NV](#)

House For Rent: \$1,395/mo

[Rent Zestimate](#)[®]: \$1,336/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,511

Lot: 5,100

Days on Zillow: 12

Built: 2007

Single Family

Price/sqft: \$221

[Maps](#)

[Save](#)



18 Photos

[927 Emu Ct, Sparks, NV](#)

House For Rent: \$1,365/mo

[Rent Zestimate](#)[®]: \$1,310/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,775

Lot: 13,939

Days on Zillow: 13

Built: 2001

Single Family

Price/sqft: \$184

[Maps](#)

[Save](#)



4 Photos

[1434 Wagtail Dr, Sparks, NV](#)

House For Rent: \$1,099/mo

[Rent Zestimate](#)[®]: \$1,243/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,334

Lot: 12,632

Days on Zillow: 14

Built: 2001

Single Family

Price/sqft: \$197

[Maps](#)

[Save](#)



3 Photos

[3110 N Truckee Ln, Sparks, NV](#)

Home For Rent: \$695/mo

[Rent Zestimate](#)[®]: \$702/mo

Pets OK: --

Availability: now

Beds: 2
Baths: 2.5
Sqft: 973
Lot: 871
Days on Zillow: 15
Built: 1985
Condo
Price/sqft: \$171

[Maps](#)
[Save](#)



2 Photos

[Aston Cir, Sparks, NV](#)

House For Rent: \$1,650/mo

[Rent Zestimate](#)[®]: \$857/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 3.0

Sqft: --

Lot: --

Days on Zillow: 15

Built: --

Single Family

Price/sqft: --

[Maps](#)
[Save](#)



6 Photos

[2364 Roundhouse Rd, Sparks, NV](#)

Home For Rent: \$730/mo

[Rent Zestimate](#)[®]: \$818/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.0

Sqft: 1,100

Lot: --

Days on Zillow: 15

Built: 1979

Condo

Price/sqft: \$170

[Maps](#)
[Save](#)



17 Photos

[6634 Altesino Dr, Sparks, NV](#)

House For Rent: \$1,400/mo

[Rent Zestimate](#)[®]: \$1,304/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 2.5

Sqft: 1,884

Lot: 3,484

Days on Zillow: 15

Built: 2006

Single Family

Price/sqft: \$178

[Maps](#)
[Save](#)



1 Photo

[3514 Willowdale Dr, Sparks, NV](#)

House For Rent: \$1,100/mo

[Rent Zestimate](#)[®]: \$1,151/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,206

Lot: 6,142

Days on Zillow: 15

Built: 1984

Single Family

Price/sqft: \$213

[Maps](#)

[Save](#)



3 Photos

[1444 Wagtail Dr, Sparks, NV](#)

House For Rent: \$1,099/mo

[Rent Zestimate](#)[®]: \$1,241/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,306

Lot: 12,284

Days on Zillow: 17

Built: 2002

Single Family

Price/sqft: \$201

[Maps](#)

[Save](#)



3 Photos

[1751 Clover Leaf Dr, Sparks, NV](#)

House For Rent: \$1,300/mo

[Rent Zestimate](#)[®]: \$1,389/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 2.5

Sqft: 2,282

Lot: 303,695.775

Days on Zillow: 13

Built: 1982

Single Family

Price/sqft: \$163

[Maps](#)

[Save](#)



4 Photos

[2372 Drexel Way, Sparks, NV](#)

House For Rent: \$1,295/mo

[Rent Zestimate](#)[®]: \$1,391/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 2.5

Sqft: 2,174

Lot: 8,843

Days on Zillow: 18

Built: 1980

Single Family

Price/sqft: \$142

[Maps](#)

[Save](#)



1 Photo

[1532 F St, Sparks, NV](#)

House For Rent: \$750/mo

[Rent Zestimate](#)[®]: \$575/mo

Pets OK: --

Availability: now

Beds: 1

Baths: 1.0

Sqft: 651

Lot: 9,000

Days on Zillow: 13

Built: 1923

Single Family

Price/sqft: \$276

[Maps](#)

[Save](#)



6 Photos

[40 Desertscapes Ct, Sparks, NV](#)

House For Rent: \$3,150/mo

[Rent Zestimate](#)[®]: \$2,674/mo

Pets OK: --

Availability: now

Beds: 5

Baths: 4.5

Sqft: 4,605

Lot: 57,892

Days on Zillow: 18

Built: 2002

Single Family

Price/sqft: \$164

[Maps](#)

[Save](#)



6 Photos

[2330 Wildcreek Dr, Sparks, NV](#)

House For Rent: \$1,795/mo

[Rent Zestimate](#)[®]: \$1,597/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 2.5

Sqft: 2,700
Lot: 8,243
Days on Zillow: 18
Built: 2004
Single Family
Price/sqft: \$159

[Maps](#)
[Save](#)



5 Photos

[4902 Canyon Run Dr, Sparks, NV](#)

House For Rent: \$1,295/mo

[Rent Zestimate](#)[®]: \$1,236/mo

Pets OK: --
Availability: now
Beds: 3
Baths: 2.0
Sqft: 1,250
Lot: 7,536
Days on Zillow: 19
Built: 1992
Single Family
Price/sqft: \$248

[Maps](#)
[Save](#)



21 Photos

[2641 Sunny Slope Dr APT 5, Sparks, NV](#)

Home For Rent: \$700/mo

[Rent Zestimate](#)[®]: \$738/mo

Pets OK: --
Availability: now
Beds: 2
Baths: 2.0
Sqft: 913
Lot: 4,356
Days on Zillow: 19
Built: 1992
Condo
Price/sqft: \$182

[Maps](#)
[Save](#)



3 Photos

[1035 Mercedes Dr, Sparks, NV](#)

House For Rent: \$1,200/mo

[Rent Zestimate](#)[®]: \$1,264/mo

Pets OK: --
Availability: now
Beds: 3
Baths: 2.0
Sqft: 1,600
Lot: 12,327
Days on Zillow: 19
Built: 1997
Single Family
Price/sqft: \$179

[Maps](#)
[Save](#)



9 Photos

[230 Regier Springs Dr, Sparks, NV](#)

House For Rent: \$1,300/mo

[Rent Zestimate](#)[®]: \$1,252/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,544

Lot: 17,859

Days on Zillow: 20

Built: 1986

Single Family

Price/sqft: \$201

[Maps](#)

[Save](#)



2 Photos

[2816 Ashley Park Dr, Sparks, NV](#)

House For Rent: \$1,095/mo

[Rent Zestimate](#)[®]: \$1,074/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.0

Sqft: 1,153

Lot: 2,738

Days on Zillow: 20

Built: 1987

Single Family

Price/sqft: \$226

[Maps](#)

[Save](#)



6 Photos

[5214 Palo Alto Cir, Sparks, NV](#)

House For Rent: \$1,200/mo

[Rent Zestimate](#)[®]: \$1,226/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,286

Lot: 5,793

Days on Zillow: 20

Built: 1993

Single Family

Price/sqft: \$223

[Maps](#)

[Save](#)



6 Photos

[4341 Santa Barbara Ave, Sparks, NV](#)

House For Rent: \$1,550/mo

[Rent Zestimate](#)[®]: \$1,534/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 3.0

Sqft: 2,382

Lot: 7,844

Days on Zillow: 21

Built: 2003

Single Family

Price/sqft: \$166

[Maps](#)

[Save](#)



4 Photos

[1647 York Way, Sparks, NV](#)

Home For Rent: \$795/mo

[Rent Zestimate](#)[®]: \$845/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.5

Sqft: 1,220

Lot: --

Days on Zillow: 24

Built: 1971

Condo

Price/sqft: \$166

[Maps](#)

[Save](#)



4 Photos

[2765 Ashland Ave, Sparks, NV](#)

House For Rent: \$1,150/mo

[Rent Zestimate](#)[®]: \$1,236/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,262

Lot: 6,000

Days on Zillow: 24

Built: 2001

Single Family

Price/sqft: \$218

[Maps](#)

[Save](#)

3 Photos

[6724 Lilac Dawn Dr, Sparks, NV](#)

House For Rent: \$1,895/mo

[Rent Zestimate](#)[®]: \$1,505/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 3.0

Sqft: 2,400

Lot: 7,879

Days on Zillow: 24

Built: 2007

Single Family

Price/sqft: \$189

[Maps](#)

[Save](#)



9 Photos

[60 Mclemore Ct, Sparks, NV](#)

House For Rent: \$1,150/mo

[Rent Zestimate](#)[®]: \$1,121/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,152

Lot: 14,310

Days on Zillow: 25

Built: 1988

Single Family

Price/sqft: \$239

[Maps](#)

[Save](#)



5 Photos

[1410 E St, Sparks, NV](#)

Home For Rent: \$795/mo

[Rent Zestimate](#)[®]: \$1,180/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 1.0

Sqft: 1,150

Lot: 6,970

Days on Zillow: 26

Built: 1959

Multi Family

Price/sqft: \$165

[Maps](#)

[Save](#)



2 Photos

[7008 Sacred Cir, Sparks, NV](#)

House For Rent: \$1,395/mo

[Rent Zestimate](#)[®]: \$1,263/mo

Pets OK: --

Availability: now

Beds: 3
Baths: 3.0
Sqft: 1,761
Lot: 3,049
Days on Zillow: 26
Built: 2008
Single Family
Price/sqft: \$190

[Maps](#)
[Save](#)



2 Photos
[3230 Wedekind Rd APT 109, Sparks, NV](#)

Home For Rent: \$750/mo

[Rent Zestimate](#)[®]: \$975/mo

Pets OK: --

Availability: now

Beds: 2
Baths: 2.5
Sqft: 1,198
Lot: 1,306
Days on Zillow: 26
Built: 1988
Condo
Price/sqft: \$150

[Maps](#)
[Save](#)



5 Photos
[1977 Tresle Ct, Sparks, NV](#)
House For Rent: \$1,150/mo

[Rent Zestimate](#)[®]: \$1,169/mo

Pets OK: --

Availability: now

Beds: 3
Baths: 2.0
Sqft: 1,206
Lot: 8,712
Days on Zillow: 25
Built: 1987
Single Family
Price/sqft: \$228

[Maps](#)
[Save](#)



2 Photos
[4375 Garratt Cir, Sparks, NV](#)
House For Rent: \$1,500/mo

[Rent Zestimate](#)[®]: \$1,412/mo

Pets OK: --

Availability: now

Beds: 4
Baths: 3.0
Sqft: 2,152
Lot: 8,712
Days on Zillow: 28
Built: 1992
Single Family
Price/sqft: \$167

[Maps](#)
[Save](#)



4 Photos

[Brassie Dr, Reno, NV](#)

House For Rent: \$1 250/mo

[Rent Zestimate](#)[®] --

Pets OK: --

Availability: now

Beds: 4

Baths: 3.5

Sqft: 2,137

Lot: --

Days on Zillow: 29

Built: --

Single Family

Price/sqft: \$140

[Maps](#)

[Save](#)



5 Photos

[67 Badger Creek Ct, Sparks, NV](#)

House For Rent: \$1,195/mo

[Rent Zestimate](#)[®] \$1 205/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,260

Lot: 16,117

Days on Zillow: 30

Built: 1996

Single Family

Price/sqft: \$227

[Maps](#)

[Save](#)



8 Photos

[2535 Garfield Dr, Sparks, NV](#)

Home For Rent: \$950/mo

[Rent Zestimate](#)[®] \$1,021/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,222

Lot: 10,890

Days on Zillow: 30

Built: 1992

Condo

Price/sqft: \$186

[Maps](#)

[Save](#)



12 Photos

[4305 N Cactus Hills Ct, Sparks, NV](#)

House For Rent: \$1,195/mo

[Rent Zestimate](#)[®]: \$1,200/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,197

Lot: 8.712

Days on Zillow: 30

Built: 1998

Single Family

Price/sqft: \$239

[Maps](#)

[Save](#)



12 Photos

[885 La Sierra Ct, Sparks, NV](#)

House For Rent: \$1,150/mo

[Rent Zestimate](#)[®]: \$1,143/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,210

Lot: 7.840

Days on Zillow: 30

Built: 1971

Single Family

Price/sqft: \$227

[Maps](#)

[Save](#)



12 Photos

[1826 E St, Sparks, NV](#)

House For Rent: \$695/mo

[Rent Zestimate](#)[®]: \$921/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.0

Sqft: 823

Lot: 9.017

Days on Zillow: 33

Built: 1998

Single Family

Price/sqft: \$202

[Maps](#)

[Save](#)



6 Photos

[3059 Chilcool Dr, Sparks, NV](#)

House For Rent: \$1,100/mo

[Rent Zestimate](#)[®]: \$1,068/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.5

Sqft: 1,133
Lot: 2,788
Days on Zillow: 33
Built: 1987
Single Family
Price/sqft: \$227

[Maps](#)

[Save](#)



5 Photos

[1826 E St # 2, Sparks, NV](#)

Home For Rent: \$695/mo

[Rent Zestimate](#)[®]: \$696/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.0

Sqft: 973

Lot: 435

Days on Zillow: 33

Built: 1998

Condo

Price/sqft: \$171

[Maps](#)

[Save](#)



6 Photos

[3458 Niblick Dr, Sparks, NV](#)

House For Rent: \$1,175/mo

[Rent Zestimate](#)[®]: \$1,171/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.5

Sqft: 1,309

Lot: 871

Days on Zillow: 34

Built: 2007

Single Family

Price/sqft: \$215

[Maps](#)

[Save](#)



3 Photos

[2736 Dome Ct, Sparks, NV](#)

House For Rent: \$1,895/mo

[Rent Zestimate](#)[®]: \$1,869/mo

Pets OK: --

Availability: now

Beds: 4

Baths: 4.0

Sqft: 3,690

Lot: 7,931

Days on Zillow: 35

Built: 2007

Single Family

Price/sqft: \$123

[Maps](#)

[Save](#)



5 Photos

[800 Nichols Blvd, Sparks, NV](#)

Home For Rent: \$850/mo

[Rent Zestimate](#)[®]: \$725/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 2.0

Sqft: 987

Lot: 479,596

Days on Zillow: 36

Built: 1980

Apartment

Price/sqft: \$206

[Maps](#)

[Save](#)



1 Photo

[428 14th St, Sparks, NV](#)

House For Rent: \$645/mo

[Rent Zestimate](#)[®]: \$371/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.0

Sqft: 1,509

Lot: 6,970

Days on Zillow: 39

Built: 1922

Single Family

Price/sqft: \$102

[Maps](#)

[Save](#)



5 Photos

[1624 F St, Sparks, NV](#)

House For Rent: \$700/mo

[Rent Zestimate](#)[®]: \$735/mo

Pets OK: --

Availability: now

Beds: 2

Baths: 1.0

Sqft: 962

Lot: 6,011

Days on Zillow: 39

Built: 1935

Single Family

Price/sqft: \$174

[Maps](#)

[Save](#)



3 Photos

[4213 Burlington Dr, Sparks, NV](#)

House For Rent: \$1,150/mo

[Rent Zestimate](#)[®] \$1,245/mo

Pets OK: --

Availability: now

Beds: 3

Baths: 2.0

Sqft: 1,262

Lot: 5 489

Days on Zillow: 39

Built: 2003

Single Family

Price/sqft: \$213

[Maps](#)

[Save](#)



2 Photos

[2190 Prater Way SPC 35, Sparks, NV](#)

Home For Rent: \$600/mo

[Rent Zestimate](#)[®] \$450/mo

Pets OK: --

Availability: now

Beds: 1

Baths: 1.0

Sqft: --

Lot: --

Days on Zillow: 40

Built: --

Apartment

Price/sqft: --

[Maps](#)

[Save](#)

Non-Residential Comparables for Sale & for Lease

Non-residential properties

Number of parcels	6
Number of comps for sale	14
Number of comps for lease	33

Vacant Land

Number of parcels	2
Number of comps for sale	11

	<u>Wildcreek Business Park</u> Sparks, NV The property is located in the Wildcreek Business Park which is located directly off of North Grubbs & Ellis NCG	\$890,000 5,917 SF Bldg Office Building
	<u>175 Salomon Circle</u> Sparks, NV Class A office building with high end finishes. 100% occupied with six tenants. Long term leases NAI Alliance	\$2,650,000 17,640 SF Bldg 8.12% Cap Rate Office Building
	<u>Isidor Court Suite F</u> Sparks, NV This is a Flex Condo located in Sparks, Nevada just off Pyramid Highway in the Spanish Springs	\$200,000 1,875 SF Bldg Office Building
	<u>1995 E Prater Way</u> Sparks, NV The 40,561 Parcel is zoned TCO and is improved with a 4,806 financial building previously occupied by	\$949,000 4,606 SF Bldg Office Building
	<u>621 Pyramid Way</u> Sparks, NV Excellent owner/user opportunity! Four private offices with open floor plan, conference room...	\$390,000 2,760 SF Bldg Office Building
	<u>Wildcreek Office Condo - 2,487 SF</u> Sparks, NV \$50,000 price reduction! Very flexible space. It is currently built out as a salon, but would be. Thomas Clark Real Estate	\$246,000 2,487 SF Bldg Office Building
	<u>1830 Victorian Ave.</u> Sparks, NV Automotive shop commercial building, with existing automotive repair business includes 1	\$250,000 8,072 SF Bldg Office Building
	<u>Spanish Springs Business Center</u> Sparks, NV This is a Flex Condo located in Sparks, Nevada just off Pyramid Highway in the Spanish Springs	\$259,000 1,700 SF Bldg Office-R&D
	<u>4960 Vista Boulevard</u> Sparks, NV Building is 7,865± SF in Shiel Condition. Built in 2008 with impressive and recognizable design.	\$1,500,000 7,985 SF Bldg Office Building
	<u>Vista Village</u> Sparks, NV Building is 8,745± SF on 0.20± Acre. Unit 103 is 3,000± SF Office with open bullpen restrooms.	\$1,600,000 8,745 SF Bldg Office Building
	<u>3160 Truckee Lane</u> Sparks, NV Newly Appointed Medical Center Space in a quiet Sparks location. This property features 1540	\$395,000 2,493 SF Bldg Medical Office
	<u>Sullivan Office</u> Sparks, NV The building currently 40% occupied. The building is separately metered with 3 zones.	\$395,000 14,432 SF Bldg Office Building
	<u>834 Victorian Avenue</u> Sparks, NV 834 Victorian Avenue provides a great opportunity for an investor to own a mixed use property on NAI Alliance	\$1,200,000 12,764 SF Bldg Office Building
	<u>1963 Prater Way</u> Sparks, NV	\$790,000 4,000 SF Bldg

<input type="checkbox"/>		<u>745/755 E. Greg Street</u> Sparks, NV Warehouse and Office Warehouse spaces in Industrial zoned area	1,067 - 3,201 SF \$0.50 - \$0.62 /SF/Month 8 Spaces 44,164 SF Bldg Flex Space
<input type="checkbox"/>		<u>480 E. Prater Way</u> Sparks, NV Beautiful, remodeled stand alone building with 5 offices, 2 bathrooms, reception area, break room	2,500 SF \$1.30 /SF/Month 1 Space 2,500 SF Bldg Office Building
<input type="checkbox"/>		<u>4858 Sparks Blvd #102</u> Sparks, NV Fully built out office space ready for occupancy on June 1, 2011. Includes 4 private offices.	2,149 SF \$1.50 /SF/Month 1 Space 2,149 SF Bldg Office Building
<input type="checkbox"/>		<u>Vista Medical Terrace</u> Sparks, NV Medical Office Suites for Lease. Ample Free Parking Surrounding Office Building. Competitive Lease.	852 - 2,962 SF \$1.70 /SF/Month 11 Spaces 50,921 SF Bldg Medical Office
<input checked="" type="checkbox"/>		<u>621 Pyramid Way</u> Sparks, NV Property has four office offices, with an open floor plan, conference room, kitchenette, and.	2,760 SF \$0.80 /SF/Month 1 Space 2,760 SF Bldg Office Building
<input checked="" type="checkbox"/>		<u>4848 Sparks Blvd Ste 102</u> Sparks, NV Available for Sale, Lease or Lease to Own. Call for details.	2,986 SF \$1.65 /SF/Month 1 Space 2,986 SF Bldg Office Building
<input checked="" type="checkbox"/>		<u>4854 Sparks Blvd</u> Sparks, NV Call for Lease to Own Details. Great leasing incentives and tenant improvement allowances being.	2,986 - 6,018 SF \$1.65 /SF/Month 2 Spaces 6,018 SF Bldg Office Building
<input checked="" type="checkbox"/>		<u>1236 Glendale Ave</u> Sparks, NV 2,300 square feet available! Fully upgraded restrooms. New roof, skylights, electrical, plumbing.	2,800 SF Negotiable 1 Space 13,440 SF Bldg Office Building
<input type="checkbox"/>		<u>Sparks Medical Offices</u> Sparks, NV Sparks Medical Building is a premier facility for medical practices in Sparks, Nevada. Enclosed.	1,080 - 3,134 SF \$1.80 /SF/Month 5 Spaces 37,746 SF Bldg Medical Office
<input type="checkbox"/>		<u>COMMERCIAL PROPERTY FOR SALE OR LEASE</u> Sparks, NV Outstanding commercial property for lease or sale. Perfect for auto dealership, can display 30 or	3,000 SF \$1 /SF/Month 1 Space 3,000 SF Bldg Office Building
<input checked="" type="checkbox"/>		<u>4860 Vista Blvd.</u> Sparks, NV Great area, cosmetic finishes. Ready for occupancy. (30,084sqft CAW)	2,894 SF \$1 /SF/Month 1 Space 2,894 SF Bldg Office Building
<input type="checkbox"/>		<u>525 E. Glendale Avenue</u> Sparks, NV Two-story office facility. 2nd floor 3,000 sf available, large restrooms up to 12 car parking. Coldwell Banker Commercial Day and Associates	3,000 SF \$0.85 /SF/Month 1 Space 6,000 SF Bldg Office Building
<input checked="" type="checkbox"/>		<u>4864 Sparks Blvd</u> Sparks, NV Lease or own your office building in the heart of Spanish Springs. Located directly on Sparks Blvd.	2,986 - 6,018 SF \$1.65 /SF/Month 2 Spaces 6,018 SF Bldg



59 Coney Island Dr.

Sparks, NV
GREAT DEAL! 2,500 sq. ft. upstairs office with private entrance, elevator & stairs (ADA). 7 offices.

2,000 - 2,500 SF
\$9.60 /SF/Year
1 Space
5,000 SF Bldg
Office Building



Wildcreek Business Park

Sparks, NV
Office/condo unit in the Wildcreek Business Park. Has two private offices, an open area for Club & Eats, NOG.

2,000 SF
\$10.80 /SF/Year
1 Space
2,000 SF Bldg
Office Building



3160 N. Truckee Lane

Sparks, NV
Nicely appointed office space with 2,463 Square Feet consisting of five exam rooms, a lab, private.

2,463 SF
\$12 /SF/Year
1 Space
5,600 SF Bldg
Medical Office



Pyramid Professional Center II

Sparks, NV
Existing medical office build out. Former Pediatric facility. NAI Alliance

1,200 - 2,400 SF
\$18.60 /SF/Year
1 Space
3,600 SF Bldg
Medical Office



Wildcreek Business Park

Sparks, NV
This office is ideal for Medical offices, Professional, Legal offices, and R&D.

1,904 SF
\$12.61 /SF/Year
1 Space
6,000 SF Bldg
Office Building



5050 Vista Blvd

Sparks, NV
Great office space located on the southern edge of the Spanish Springs submarket, within close NAI Alliance

1,745 - 2,036 SF
\$14.40 /SF/Year
1 Space
14,500 SF Bldg
Office Building



Spanish Springs Business Center

Sparks, NV
Newly renovated office space with warehouse available. NAI Alliance

791 - 3,264 SF
\$18.60 /SF/Year
1 Space
10,804 SF Bldg
Office Building



1963 East Prater Way

Sparks, NV
Build to suit office brand new construction. T.I. allowance.

2,000 SF
\$12 /SF/Year
1 Space
4,000 SF Bldg
Office Building

Standard Listings - Premium Subscribers can view all Standard Listings below
UPGRADE NOW!



Freeport & Stanford

Sparks, NV
Professionally managed and landscaped. Zoned I.

374 - 1,839 SF
\$5.76 -
\$10.80 /SF/Year
10 Spaces
47,829 SF Bldg
Warehouse



745/755 E. Greg Street

Sparks, NV
Warehouse and Office/Warehouse spaces in industrial zoned area.

1,067 - 3,201 SF
\$6.04 -
\$7.38 /SF/Year
8 Spaces
44,164 SF Bldg
Flex Space



Office Area with Yard Available

Sparks, NV
Second story location with yard available, new finishes, elevator in place, ready to go. Miller Industrial Properties

3,700 SF
\$6.60 /SF/Year
1 Space
3,700 SF Bldg
Office Building



480 E. Prater Way

Sparks, NV
Beautiful, remodeled stand alone building with 5-offices, 2 bathrooms, reception area, break room.

2,500 SF
\$15.60 /SF/Year
1 Space
2,500 SF Bldg
Office Building

- | | | |
|---|---|---|
|  | <p><u>1300 Marietta Way</u>
 Sparks, NV
 The second floor office space is 4,000 sqft includes 5 offices, an additional large open reception area.</p> | <p>624 - 4,000 SF
 \$8.40 /SF/Year
 3 Spaces
 14,468 SF Bldg
 Office Building</p> |
|  | <p><u>4858 Sparks Blvd #102</u>
 Sparks, NV
 Fully built out office space ready for occupancy on June 1, 2011. Includes 4 private offices.</p> | <p>2,149 SF
 \$18 /SF/Year
 1 Space
 2,149 SF Bldg
 Office Building</p> |
|  | <p><u>Vista Medical Terrace</u>
 Sparks, NV
 Medical Office Suites for Lease. Ample Free Parking Surrounding Office Building. Competitive Lease.</p> | <p>852 - 2,962 SF
 \$20.40 /SF/Year
 11 Spaces
 50,921 SF Bldg
 Medical Office</p> |
|  | <p><u>621 Pyramid Way</u>
 Sparks, NV
 Property has four private offices with an open floor plan, conference room, kitchenette, and</p> | <p>2,760 SF
 \$9.60 /SF/Year
 1 Space
 2,760 SF Bldg
 Office Building</p> |
|  | <p><u>Bank Street</u>
 Sparks, NV
 Easy access. Professionally managed and landscaped.</p> | <p>559 - 1,290 SF
 \$5.76 -
 \$8.40 /SF/Year
 4 Spaces
 24,538 SF Bldg
 Warehouse</p> |
|  | <p><u>4848 Sparks Blvd Ste 102</u>
 Sparks, NV
 Available for Sale, Lease or Lease to Own. Call for details.</p> | <p>2,986 SF
 \$19.80 /SF/Year
 1 Space
 2,986 SF Bldg
 Office Building</p> |
|  | <p><u>4854 Sparks Blvd</u>
 Sparks, NV
 Call for Lease to Own Details. Great leasing incentives and tenant improvement allowances being</p> | <p>2,986 - 6,018 SF
 \$19.80 /SF/Year
 2 Spaces
 6,018 SF Bldg
 Office Building</p> |
|  | <p><u>1236 Glendale Ave</u>
 Sparks, NV
 2,300 square feet available! Fully upgraded restrooms. New roof skylights, electrical, plumbing.</p> | <p>2,800 SF
 Negotiable
 1 Space
 13,440 SF Bldg
 Office Building</p> |

	Design Place Sparks, NV Vacant Land	\$196,015 - \$294,025 1 - 1.50 AC Industrial (land)
	Vista Blvd. Office Pads Sparks, NV 3 Parcels totaling 3.87 Acres can be combined or divided to your needs. All the principal sale	Price Not Disclosed 0.24 - 168,469 AC Office (land)
	Spanish Springs Business Center Sparks, NV PARK AMENITIES Design guidelines and CC&R's to protect investment. Sub-divisible to meet users NMI Alliance	\$258,746 - \$12,850,200 1.20 - 100 AC Industrial (land)
	502 15th Street Sparks, NV The property is for sale with an asking price of \$195,000.00. This space is perfect for a smaller	\$195,000 0.32 AC Multifamily (land)
	2.3 Industrial acres for sale Sparks, NV 2.3 acres For Sale - APN 084-090-29 - Zoned - Industrial - Ideal for outdoor	\$225,000 2.30 AC Industrial (land)
	5835 Singlefoot Court Sparks, NV Priced "SELL" Stunning views for this custom home parcel overlooking the golf course and entire	\$139,900 0.48 AC Residential (land)
	Spanish Springs Town Centre Reno-Sparks, NV Spanish Springs Town Centre (SSTC) is a 73 acre retail project. SSTC West 105 acres occupied by	\$7,089,302 1 - 14.15 AC Retail (land)
	1416 Pullman Drive Sparks, NV 1416 Pullman Dr is a 1.01 Acre lot next to Champagne Dentistry located southwest of the corner of	\$658,425 1.01 AC Commercial/Other (land)
	Sparks Galleria Phase II Sparks, NV Located in the Sparks Galleria, anchored by Costco, Gold's Gym, Home Depot, T-Mobile, Round Pizza Colliers International	\$1,000,000 1.37 AC Commercial/Other (land)
	PYRAMID & DISC Sparks, NV 1.57 Acre Lot on the corner of Pyramid Highway & Disc Drive. Lot is currently zoned R1-40 with a	\$365,000 1.57 AC Commercial/Other (land)
	Victorian Ave Mixed-Use Income/Redevelopment Sparks, NV 2 houses + duplex retail building & vacant and Large 16,320 SF land parcel with ample	\$675,000 4,000 SF Bldg 5 s Office (land)

RESIDENTIAL PROPERTY OWNER/TENANT QUESTIONNAIRE

Project No.: _____; AIP No.: _____, Parcel No.: _____

Name: _____ Address: _____

How long at this address: _____

Relationship	Age	Sex	Employer/School - Distance - Transportation	Gross Income

Household Composition:

Remarks: needs for relocation, considerations, etc.)

Distance to: Public Transportation: _____ Groceries: _____; Shopping: _____; Recreation: _____; Church: _____

Other: _____

Acquired Property Data: (Appraisal and on site verification)

Structure Type: _____ Age: _____; Condition: _____; Rooms: Total: _____, Bedrooms: _____, Bath(s): _____

Bsmt: ___F___P___ finished; Laundry/mud Rm: _____; Storage: _____; Heat: _____; Fuel: _____, A/C: _____; Fireplace: _____

Other interior amenities/features: _____

Exterior: Garage: _____; Deck/Patio: _____; Pool: _____; Outbldgs/Sheds: _____; Other: _____; Neighborhood Type: _____

DSS? ___Y___N, If No, cite deficiencies: _____

Ownership Info: Mortgage Amt: _____; Mortgage Date: _____; Original Term: _____; Interest Rate: _____

Fixed/ARM; Current Balance:\$ _____; Remaining Term: _____; Current Monthly Payment:\$ _____

Escrow Amounts:\$ _____; ARM Specifications: Index: _____, Annual Adjustment Cap: _____, Overall Cap: _____

Tenant Info: Lease Date: _____ Term: _____ Landlord/Property Manager: _____, Phone: _____

Monthly Rent: _____, Monthly Utilities: _____ (only heat/elect./water/sewer)

Comparable Property Needs: Habitable Area: _____ SF; DSS Need: _____ SF; Total Rooms: _____
Bedrooms, _____ Baths _____

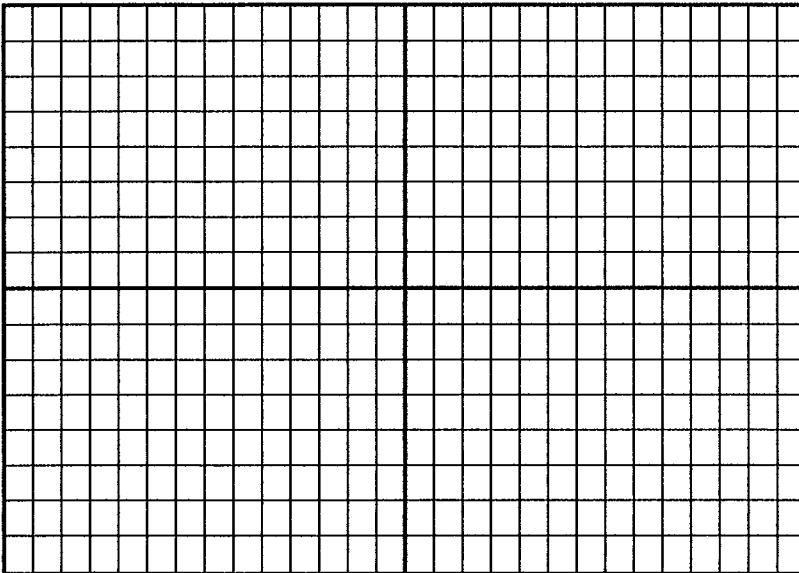
Replacement Housing Preferences: Purchase _____ Rent: _____, Location(s): _____

Type of Dwelling?: _____ Price Range: \$ _____ to \$ _____, Other: _____

Housing of Last Resort Required?: _____ Yes _____ No

COMMENTS:

FLOOR PLAN SKETCH



Room	Size sq.ft.
Kitchen	
Living Rm	
Dining Rm	
Family Rm	
Bedroom	
Bedroom	
Bedroom	
Bedroom	
Bsmt (fin. sqft)	
Laundry/mud rm	
Total Habitable Area	

BUSINESS PROPERTY OWNER/TENANT QUESTIONNAIRE

Legal name of business

Business's address, telephone, e-mail, & fax number

Owner's Names, titles, addresses, telephone, e-mail, & Fax numbers

Contact person(s)

Telephone number

Fax number

e-mail address

Zoning

Special licenses required

Non conforming use

Legal Business Structure; i.e., sole proprietorship, partnership or corporation

Franchise requirements

Premises owned or leased

Lease type

Clauses

Parking

Unique utilities needs

Length of time at project site

Time left on lease

Total years in operation

Future plans and goals

Other businesses owned

BUSINESS PROPERTY OWNER/TENANT QUESTIONNAIRE

Page 2

Hours of operation and best time to call

Trade area

Loyalty of clientele

Ways clientele is secured

Size and layout of premises

Approximate gross and net income of business

Seasonal trends

Best time to move

Advertising methods

- Signage – leased or owned
- Billboards – leased or owned
- Media
- Other

Environmental issues

Personal property requiring handling

Storage needs

Leased equipment issues

Number of employees

Special site needs; e.g., loading dock, railroad spur

Date of Survey

By

**Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended,
Fixed Residential Moving Cost Schedule (2008)**

The payments listed in the table below apply on a State-by-State basis. Two exceptions and limitations apply to all States and Territories. Payment is limited to \$100.00 if either of the following conditions apply:

- (a) A person has minimal possessions and occupies a dormitory style room, or
(b) A person's residential move is performed by an agency at no cost to the person.

State	Occupant Owns Furniture									Occupant does not own furniture	
	Number of Rooms of Furniture								Addtl room	1 room/ no furn.	Addtl room no furn.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms			
Alabama	\$500	\$650	\$800	\$950	\$1100	\$1250	\$1400	\$1550	\$150	\$350	\$50
Alaska	700	900	1125	1350	1550	1725	1900	2075	300	500	200
American Samoa	282	395	508	621	706	790	875	960	85	226	28
Arizona	700	800	900	1000	1100	1200	1300	1400	100	395	60
Arkansas	450	675	900	1100	1300	1475	1650	1800	150	250	50
California	625	800	1000	1175	1425	1650	1900	2150	225	400	65
Colorado	500	700	900	1050	1200	1350	1500	1650	150	300	50
Connecticut	620	810	1000	1180	1425	1670	1910	2150	150	225	60
Delaware	475	670	830	1050	1195	1340	1480	1625	145	380	50
District of Columbia	500	650	800	950	1100	1250	1400	1650	150	300	50
Florida	550	700	875	1050	1200	1350	1500	1650	200	450	125
Georgia	600	975	1300	1600	1875	2125	2325	2525	200	375	100
Guam	282	395	508	621	706	790	875	960	85	226	28
Hawaii	550	900	1250	1550	1850	2100	2350	2600	200	300	100
Idaho	500	650	800	950	1100	1200	1300	1400	100	300	50
Illinois	600	750	900	1000	1150	1300	1450	1600	200	475	50
Indiana	475	675	875	1000	1125	1250	1400	1500	200	375	100
Iowa	550	700	800	900	1000	1100	1225	1350	125	400	50
Kansas	400	600	800	1000	1200	1400	1600	1800	200	250	50
Kentucky	450	620	790	960	1130	1300	1470	1640	170	350	50
Louisiana	500	700	900	1100	1300	1500	1700	1900	200	375	60
Maine	650	900	1150	1400	1650	1900	2150	2400	250	400	100
Maryland	500	650	800	950	1100	1250	1400	1650	150	300	50

Massachusetts	500	650	800	950	1100	1250	1400	1550	150	300	50
Michigan	650	900	1100	1250	1400	1550	1700	1850	300	500	200
Minnesota	500	650	850	1050	1250	1450	1650	1850	200	375	75
Mississippi	550	650	800	1000	1200	1350	1500	1650	200	300	50
Missouri	800	900	1000	1100	1200	1300	1400	1500	200	400	100
Montana	500	700	800	900	1100	1300	1500	1700	200	350	50
Nebraska	370	520	665	815	925	1025	1150	1260	115	295	38
Nevada	500	700	900	1100	1300	1500	1700	1900	200	350	60
New Hampshire	500	700	900	1100	1300	1500	1700	1900	200	200	150
New Jersey	600	700	800	950	1100	1250	1350	1500	250	225	35
New Mexico	650	850	1050	1250	1450	1650	1850	2050	200	400	60
New York	600	750	900	1050	1200	1350	1500	1650	150	350	100
North Carolina	500	700	900	1100	1300	1500	1650	1800	150	350	50
North Dakota	440	635	800	965	1130	1265	1350	1515	165	385	55
N. Mariana Is.	282	395	508	621	706	790	875	960	85	226	28
Ohio	400	600	800	950	1100	1250	1400	1550	150	250	50
Oklahoma	450	600	750	900	1025	1150	1275	1400	100	300	50
Oregon	400	550	750	950	1125	1300	1475	1650	175	350	100
Pennsylvania	500	750	1000	1200	1400	1600	1800	2000	200	400	70
Puerto Rico	500	700	850	950	1150	1300	1450	1600	150	425	100
Rhode Island	450	625	800	900	1000	1200	1350	1500	150	300	50
South Carolina	650	750	1025	1200	1500	1650	1800	1975	200	500	50
South Dakota	450	600	750	900	1000	1200	1400	1600	200	300	40
Tennessee	500	700	900	1100	1300	1500	1700	1900	200	300	50
Texas	400	550	700	850	1000	1100	1200	1300	100	300	50
Utah	495	630	775	910	1045	1205	1340	1475	135	325	55
Vermont	400	550	650	850	1000	1100	1200	1300	150	300	75
Virgin Islands	500	700	850	950	1150	1300	1450	1600	150	425	100
Virginia	550	750	950	1150	1350	1550	1750	1950	200	350	75
Washington	600	800	1000	1200	1400	1600	1800	2000	200	300	50
West Virginia	600	750	900	1050	1200	1350	1500	1650	200	300	50
Wisconsin	450	600	750	900	1050	1200	1350	1500	150	350	50
Wyoming	450	550	700	850	1000	1100	1300	1400	150	300	50

[F.R. Doc. E8-16893 Filed 7-22-08; 8:45 am]

BILLING CODE 4910-22-C

CERTIFICATION REAL PROPERTY ACQUISITION

Property Description: Address/APN

Legal description of parcel(s) with acreage of the acquisition

Project Name: PYRAMID WAY & McCARRAN BLVD INTERSECTION IMPROVEMENT

The Nevada Revised Statute Chapter 342 authorizes the Regional Transportation Commission (RTC) to acquire the property described above. The FHWA/NDOT require certification that the RTC will comply with the statutory and administrative requirements for property acquisition benefits specified in Title 49 Code of Federal Regulations (CFR) Part 24 and Nevada Revised Statute Chapter 342.

Except for those items marked not applicable (N/A) listed below; the RTC has, (or will have), complied with the requirements to satisfy the statutory and administrative procedures for the conveyance of the property for the PYRAMID WAY & McCARRAN BLVD INTERSECTION IMPROVEMENT improvements.

	YES	NO	N/A
The RTC attorney or other authorized official has (will have) good and sufficient title evidence on the property for the implementation of the project.			
If defects and/or encumbrances are secured to the title of the project property that adversely impact the RTC's continuous operation and maintenance of the project improvements they have been (will be) modified, subordinated, or extinguished.			
Property in the project description is (will be) in conformance with the current Right-of Way property map that is based on deeds, title opinions, land surveys, and project documentation.			

	YES	NO	N/A
<p>Appraisals have been prepared by qualified RTC appraisers and include (will include) the following items:</p> <ol style="list-style-type: none"> 1. Valuation date for current market value opinion of the property interest acquired for project parcel(s), 2. Verification that an opportunity has been provided the property owner or authorized representative to accompany the appraiser during the property inspection. 			
A written offer to purchase the project parcel(s) has been (will be) delivered to the property owner(s) for an amount no less than the approved amount for the offer of just compensation.			
Negotiations for the property has proceeded without any coercive action to induce the property owner(s) to sell and supporting project documentation for settlement costs and claims for eligible reimbursements are on file for the project parcel(s).			
<p>If a negotiated settlement is not achieved in a timely manner to carry out planned project improvements the following procedures have been (will be) used:</p> <ol style="list-style-type: none"> 1. Condemnation procedures initiated in accordance with RTC requirements and a court deposit not less than the just compensation amount made prior to possession of the property, 2. Supporting documents for legal judgment awards are included in the project file. 			
If displacement of persons , businesses, farm operations , or non-profit organizations are involved, a relocation plan with qualified relocation assistance staff was (will be) established, with displaced parties receiving general information notice information on the program in writing including relocation eligibility benefit information and a 90-day notice to vacate .			
Relocation assistance advisory services, comparable replacement housing or business property payments for necessary and reasonable expenses for relocation were (will be) provided within the specified time limits for each displaced person covered under 49 CFR Part 24.			

I certify, for the project identified herein, that the items addressed in this document are accurate as marked and have supporting documentation in the project file attached. Any item marked “no” has been reviewed and is correct and complete in accordance with the statutory and administrative requirements.

Title of RTC Official

Signature of RTC Official

Date

Type Name of RTC Official

PROJECT CLOSEOUT ACQUISITION, OWNERSHIP AND OCCUPANCY DATA

Project Name: **PYRAMID WAY & McCARRAN BLVD INTERSECTION IMPROVEMENT EIS**

APN:

☐ Total Take ☐ Vacant ☐ Owner Occupied

☐ Partial Take ☐ Improved ☐ Tenant Occupied

Owner:

Phone:

Mailing Address:

Physical Address of Acquisition:

Date of Occupancy:

First Contact Date & Time:

Date Possession to be Given to CNLV:

Attachments: ☐ Appraisal Report ☐ F. F. & E. Report ☐ Settlement Agreement

R/W AREA COSTS

Land: \$_____

Improvements: \$_____

Temp. Construction Easement: \$_____

Damages: \$_____

Uneconomic Remnant: \$_____

Administrative Settlement, land costs over appraisal amount: \$_____

Administrative Settlement, improvement costs over appraisal: \$_____

PROJECT CLOSEOUT ACQUISITION, OWNERSHIP AND OCCUPANCY DATA

OCCUPANCY DATA

(List occupants only, such as residents, businesses, off-premise advertising signs, etc.)

Occupant:
Phone :
Address :
Date of Occupancy :
Rental/Security Deposit: \$
Rent Paid Through:
Present Rental Rate: \$
Economic Rent: \$

Occupant:
Phone:
Address:
Date of Occupancy :
Rental/Security Deposit: \$
Rent Paid Through:
Present Rental Rate: \$
Economic Rent: \$

**PROJECT CLOSEOUT ACQUISITION, OWNERSHIP AND OCCUPANCY
DATA**

REMARKS:

Acquisition Agent

Date